

76176

Order No. K-45690
Escrow No. 131577DJ
Loan No.

02-16-94A10:11 RCVD

STATE OF OREGON,
County of Klamath ss.

Vol. 1994 Page 5111

WHEN RECORDED MAIL TO:

Vernon L. Dearing
181 Seven Flags Circle
Sonoma, CA 95476

R-2310-036CO-2300-00

Filed for record at request of:

Klamath County Title Co
on this 16th day of Feb. A.D. 1994
at 10:11 o'clock A.M. and duly recorded
in Vol. M94 of Mortgages Page 5111
Evelyn Biehn County Clerk
By Debra M. Mullen
Fee, \$10. Deputy.

DEED OF TRUST WITH ASSIGNMENT OF RENTS

(This Deed of Trust contains an acceleration clause)

This DEED OF TRUST, made January 7, 1994
Kinuyo Caylor, a married woman as her sole and separate property

whose address is 99 Birchwood Road, Lapine, OR 97739
herein called TRUSTOR,

FIRST AMERICAN TITLE INSURANCE COMPANY,
Vernon L. Dearing

a California corporation, herein called TRUSTEE, and
herein called BENEFICIARY

WITNESSETH: That Trustor grants to Trustee in Trust, with Power of Sale, that property in the
City of Lapine, County of Clammoth County, State of California, described as:
Lot 98 in Block 1, SUN FOREST ESTATES, Tract 1060, according to the official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon
A.P. No. 2310-36C-2300

If the trustor shall sell, convey or alienate said property, or any part thereof, or any interest therein, or shall be divested of his title or any interest therein in any manner or way, whether voluntarily or involuntarily, without the written consent of the beneficiary being first had and obtained, beneficiary shall have the right, at its option, except as prohibited by law, to declare any indebtedness or obligations secured hereby, irrespective of the maturity date specified in any note evidencing the same, immediately due and payable.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing (1) payment of the sum of \$ 3,500.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor incorporated by reference or contained herein (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described Trustor expressly makes each and all of the agreements and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	38	187
Amador	133	433	Lassen	192	367	Riverside	3778	347	Solano	506	762
Butte	1330	513	Los Angeles	192	367	Sacramento	6039	124	Sonoma	1287	621
Calaveras	185	338	Madera	7-3878	874	San Benito	300	405	Stanislaus	2067	427
Colusa	323	391	Marin	911	136	San Bernardino	6213	768	Sutter	1970	56
Contra Costa	4684	1	Mariposa	1849	122	San Francisco	A-804	596	Tehama	655	585
Del Norte	101	549	Mendocino	90	453	San Joaquin	2855	283	Trinity	457	163
El Dorado	704	635	Modoc	667	99	San Luis Obispo	1311	137	Tulare	108	595
Fresno	469	76	Mono	1660	753	Santa Barbara	4778	175	Tuolumne	2530	108
Glenn	5052	623	Monteary	191	93	Santa Clara	2065	881	Ventura	177	180
Humboldt	801	83	Napa	357	239	Santa Cruz	6826	684	Yolo	2607	237
Imperial	1189	701	Nevada	363	94	Shasta	1638	607	Yuba	769	16
Inyo	165	672	Orange	7182	18	San Diego	800	633		398	693
Kern	3758	690									

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, (identical in all counties, and printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA OREGON
COUNTY OF Deschutes ss.

On January 11, 1994
before me Shirley Nelson
appeared Kinuyo Caylor personally

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Shirley Nelson

Signature of Trustor
Kinuyo Caylor



(This area for official notarial seal)