

81663

NAME: MOUNTAIN TITLE COMPANY  
ADDRESS: 222 S. 6th Street  
CITY: Klamath Falls, Oregon 97601  
STATE:

Title Order No. 32132-KR Escrow No. 602739-CP

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST WITH ASSIGNMENTS OF RENTS

This DEED OF TRUST, made May 9, 1994, between  
CHARLENE R. SCHNITZIUS  
whose address is 16640 Melville Street, Tenino, Washington 98589  
(Number and Street) (City) (State) (Zip Code)

CHICAGO TITLE COMPANY, a California Corporation, herein called TRUSTEE, and  
MID-PACIFIC INVESTMENTS, INC., as to an undivided 1/2 interest; and  
RAY WEST REAL ESTATE, as to an undivided 1/2 interest, herein called BENEFICIARY,  
Trustor irrevocably grants, transfers and assigns to Trustee in Trust, with Power of Sale that property in  
County of Klamath, Oregon ~~California~~, described as:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AND DESIGNATED AS EXHIBIT "A".  
In the event of sale, alienation or conveyance of all or any portion of the property described  
in this Deed of Trust, whether voluntary or involuntary and irrespective of the maturity dates  
expressed in the promissory note secured by this Deed of Trust, any indebtedness or obligation  
hereunder at the option of the holder shall immediately become 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 \$ 6,000.00 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; (2) the performance of each agreement  
of Trustor incorporated by reference or contained herein or reciting it is so secured; (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 of that certain Fictitious Deed of Trust referenced  
herein, and it is mutually agreed that all of the provisions set forth in subdivision B of that certain Fictitious Deed of Trust recorded in the book and 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	558	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	438	Lassen	192	357	Riverside	3778	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	71-10-26	615	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	596	Tehama	457	183
Del Norte	101	549	Mendocino	687	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	177	160
Glenn	489	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6826	664	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	185	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego Series 5 Book 1964, Page 149774					

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions  
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 thereof does not exceed the maximum allowed by laws.

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~~ Washington } S.S.  
COUNTY OF ~~Thurston~~ }  
On May 18, 1994 before me,  
the undersigned  
a Notary Public in and for said County and State, personally appeared  
CHARLENE R. SCHNITZIUS

Signature of Trustor  
Charlene R. Schnitzius  
CHARLENE R. SCHNITZIUS

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 Joana Harold

(This area for official notarial seal)

## EXHIBIT "A"

LOT 16, in Block 65 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 26th day  
of May A.D. 19 94 at 9:31 o'clock A M., and duly recorded in Vol. M94,  
of Mortgages on Page 16712.

FEE \$15.00

Evelyn Biehn . County Clerk

By Christine M. Lindore