

199

100-443887-100

62-889

TRUST DEED

STATE OF OREGON

County of _____ ss.

I certify that the within instrument
was received for record on the _____ day
of _____ 19____ at _____

o'clock M., and recorded in
book/leaf/volume No. _____ on page _____

and/or as fee/file/instrument/microfilm/reception No. _____

Record of _____ of said County.

Witness my hand and seal of County
affixe.

NAME _____ TITLE _____
By _____ Deputy.

Quelle: Leid-
erste 1. Seite

11. Name, rank, and address of the person to whom the report should be sent:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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THIS TRUST DEED, made this 21st day of January, 1999, between
Clare A. Crozier and her wife O. Crozier, Trustee and
Wife Asperside & E. Crozier, Inc. as Grantor,
Mary Ann A. Wells as Beneficiary.

Grantor irrevocably grants, bargains, sells and conveys to trustees in trust, with power of sale, the property in Franklin County, Oregon, described as:

Lot 21, Tract 1300 - Klamath Meadows East
according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

together with all and singular the tenements, lands, tenements and appurtenances and all other rights the unto belonging, or in anywise now or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with the property.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of a nature herein contained and payment of the sum of Five Dollars US: \$5.00

Notes of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable 227 1/2 cent 11 Dollars, with interest thereon according to the terms of a promissory note made by grantor, the final payment of principal and interest hereof, if

The date of maturity of the debt secured by this instrument is the date, stated above, on which the first installment of the note or notes due and payable. Should the grantor's interest in all (or any part) of the property of all (or any part) of grantor's interest in all (or any part) of the property without first obtaining the written consent or approval of the beneficiary, then, at the time of the maturity of the debt secured by this instrument, the grantor shall be deemed to have agreed to sell, convey, or assign all (or any part) of the property to the beneficiary, and such agreement does not constitute a sale, conveyance or assignment.

To protect the security of this trust, deed, grantor agrees:

1. To protect, preserve and maintain the property in good condition and repair; not to remove or demolish any building or improvement thereon; not to commit or permit any waste of the property.

3. To complete or restore privately, and in good and habitable condition any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due the costs and expenses incurred therefor.

13. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property; if the beneficiary so requests, to join in executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for filing same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the beneficiary.

4. To provide and continuously maintain insurance on the buildings now or hereafter erected on the property, against loss or damage by fire and such other hazards as the beneficiary may from time to time require, in an amount not less than Five Million dollars, with loss payable to the beneficiary. All policies of insurance shall be delivered to the beneficiary as soon as issued by the grantor. The beneficiary shall fail to pay the premium on any such insurance and to deliver the policies to the beneficiary at least fifteen days prior to the expiration of any policy of insurance may be terminated under said fire or other insurance policy may be applied by beneficiary upon any indebtedness secured hereby and in such order of any part thereof, may be released to grantor. Such under or invalidate any act done pursuant to such provision.

5. To keep the property free from construction liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against the property before any sale or mortgage thereon, and to promptly deliver receipts therefor to beneficiaries; and to pay all such taxes, assessments and other charges payable by grantor, either by direct payment or by providing beneficiary with funds with which to make such payments, beneficiary may, at its option, make payment therefor, together with the obligations described in paragraph 4 of this trust deed, secured hereby by this trust deed, without waiver of interest as aforesaid, the property hereinbefore bound for the payment of the obligation herein described and the nonpayment thereof shall, at the option of beneficiary, constitute a breach of this trust deed.

6. To pay all costs, fees and expenses of the trust including the cost of title search as well as the other costs and expenses of the trustee incurred in connection with or in enforcing the obligation and trustee's and attorney's fees actually incurred

1. To appear in and defend any action or proceeding in any suit, action or proceeding in which the grantor or action related to this instrument, in which the grantor is a party, including evidence of title and the beneficiary of the trust in the cases shall be fixed by the trial court. The grantor agrees to pay such sum at the appellate court. If the court finally agrees that:

8. In the event that any portion or all of the property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right, if it so elects, to request that all or any portion of the monies payable as compensation for such taking,

101177: The Trust Good Act provides that the trustee here and
a trustee and non-association authorized to do business in
republic of Bulgaria, its subsidiaries, affiliates, agents or firms
located in Bulgaria, and any other person or entity, shall be
deemed to be a resident of Bulgaria for such taxing,
and shall be subject to the laws of Bulgaria or, if the
trust is an active member of the Oregon State Bar, a bank, trust company
United States, and insurance company, authorized to insure life to read
thereof, or a common agent located under F.S.I. 105 (a) in 1955.

The principle suggests that such an agreement will be the basis of a new system of international law.

