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Recorded 07/12/05 //:220 Vol M05 Pg 53049-57 Linda Smith, County Clerk

Trust Deed made	this 24th	day of # of Pgs 3
200 5 , between	Buffy F. Hopkins	

as Grantor and Perla Enterprises, Inc., An Oregon Corporation as Beneficiary and Aspen Title and Escrow, Inc., an Oregon Corporation as Trustee.

Grantor conveys to Trustee in trust with the power of sale the following described property; subject to all reservations, easements, conditions and restrictions of record:

> Block_ Lot Tract 1107 of SPRAGUE RIVER PINES, First Addition Klamath County, Oregon

This Trust Deed is given for the purpose of securing performance of each agreement of Grantor herein contained and payment of \$\frac{114.01}{\text{with interest thereon according to the terms of a}} and payment of \$ Dollars promissory note executed by Grantor and payable to Beneficiary dated June 24, 2005, payable in installments with the last installment to become due, if not sooner paid, on July 10, 2015 payable

Grantor agrees:

- (1) To protect, preserve and maintain said property in good condition and repair and not to commit or permit any waste of said property
- (2) To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property.
- (3) To keep the property free from all liens and to pay all taxes, assessments, maintenance charges or other charges that may be levied or assessed upon or against said property before the same become past due or delinquent. Beneficiat its option, may pay such items when the same become delinquent and the amount so paid shall be added to the principal owing under the promissory note above described at the same rate of interest and with costs for collection.
- (4) To pay all costs, fees and expenses incurred by Beneficiary or Trustee under this agreement, including the costs of title search and other costs and expenses incurred in connection with or enforcing this obligation, including attorney's fees.
- (5) Upon default by Grantor of any provision of this agreement Beneficiary may declare all sums secured hereby to be immediately due and payable.

Grantor and Beneficiary further covenant and agree:

- (1) In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the Grantor without having first obtained the written consent or approval of the Beneficiary then, at the Beneficiary's option, all obligations secured by this instrument irrespective of the maturity dates expressed therein or herein, shall be due and payable.
- (2) Grantor agrees to pay a collection fee of \$5.00 per month, which fee shall be due and payable with each monthly installment of principal and interest.
- (3) Grantor agrees that in the event any installment is not received by Beneficiary within 15 days of the date it is called for under this note, a late charge on such delinquen installment may be charged in an amount equal to 10% of the principal and interest portions of such installment, in addition to such costs and expenses (including attorney's fees) as called for under said Note and Deed of Trust, and that such late charge shall be due and payable on or before the due date of the next installment.

Grantor is the owner of the above described property, free and clear of any encumbrances, except those above described and will warrant and defend the same against all persons.

IN WITNESS WHEREOF, Grantor has executed this agreement the day and year first above written.

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But Duople 1	ns	

STATE OF CALIFORNIA, County of Los Angeles, ss:

The foregoing instrument was acknowledged before me

this July 7th day of ______,2005, by

Alganda MSCheppell
Notary Public for
My Commission Expires NOV 11, 2007

See also attached CALIFORNIA All purpose acknowledgement



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT No. 5907 (CONTRACTOR OF THE PARTY OF THE State of <u>CALIFORNIA</u> On July 7, 2005 before me, Heymdra 14. Scheppele, notary Public, NAME, TITLE OF OFFICER · E.G., "JANE DOE, NOTARY PUBLIC" Personally appeared Buffy Fawn Hopking, NAME(S) OF SIGNER(S) \square personally known to me - **OR** - \square 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. alyandra W Schepper **OPTIONAL** Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form. **CAPACITY CLAIMED BY SIGNER DESCRIPTION OF ATTACHED DOCUMENT** INDIVIDUAL CORPORATE OFFICER trust Deed TITLE OR TYPE OF DOCUMENT TITLE(S) ☐ PARTNER(S) ☐ LIMITED **GENERAL** one. ATTORNEY-IN-FACT NUMBER OF PAGES TRUSTEE(S) **GUARDIAN/CONSERVATOR**

SIGNER IS REPRESENTING: NAME OF PERSON(S) OR ENTITY(IES)

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DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE