

mtc- 1396- 6895

State Of Oregon, County Of Klamath

M05-62719

08/24/2005 03:00:42 PM

Of Pages 3 Fee: \$31.00

RECORDING REQUESTED BY:

WHEN RECORDED, MAIL AND, UNLESS OTHERWISE
SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name: CAPITOL BUSINESS SERVICES LLC

Street Address: 20 NEW PLACE ROAD

City, State, Zip: HILLSBOROUGH, CA 94010

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST

This Deed of Trust, made July 20, 2005 between Sierra Services Group LLC herein called GRANTOR, whose address is 423 N. Claremont Street, #3, San Mateo, California 94401, Ameri-Title, herein called TRUSTEE, whose address is P.O. Box 5017 Klamath Falls Oregon, 97601, and Capitol Business Services LLC, herein called BENEFICIARY, whose address is 20 New Place Road, Hillsborough, California 94010.

CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) AND Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Beneficiary, with power of sale, the following described property:

The property is located in Klamath County at 27111 Gadowa Springs Road, Beatty, Oregon 97621

Exhibit "A"
Legal Description - Attached

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

OBLIGATION: The total principal amount secured by this Security Instrument is \$95,000.00 (Ninety-Five Thousand Dollars and no cents). This amount includes interest and other fees and charges.

AMERITITLE, has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

3/00

In the Event the Grantor shall default on the underlying Deed(s) of Trust described above, Beneficiary shall have the right to immediately begin foreclosure proceedings under this Deed of Trust.

On or before 36 months from date of this Trust Deed, Grantor shall cause the Deed(s) of Trust described above to be reconveyed.

Payment by Grantor of all installments of principal and interest under the Promissory Note executed by Grantor to Beneficiary of even date of this Deed of Trust, said Promissory Note contains a BALLOON PAYMENT of the outstanding principal balance 36 months from date of this agreement. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured. Performance of each agreement of Grantor incorporated by reference or contained herein.

The undersigned Grantor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address herein before set forth.

SIGNATURES: By signing below, Grantor agrees to the terms and covenants contained in this Security Instrument and in any attachments, Grantor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

Date: 8-23-05 [Signature]
Sierra Services Group LLC, Jeff Carter Grantor

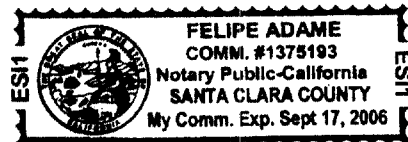
Date: 8/23/2005 [Signature]
Sierra Services Group LLC, Carolyn B. Parmele Grantor

STATE OF CALIFORNIA, COUNTY OF SAN MATEO)ss:

On AUGUST 23, 2005, before me, FELIPE ADAME, a notary public in and for said state personally appeared JEFFREY A CARTER, CAROLYN B PARMELLE, personally known to me (or proved to me based upon satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that (s)he/they executed the same in his/her/their signature on the instrument the person(s) or entity on behalf of which they acted, executed the instrument.

Witness my hand and official seal

[Signature]
NOTARY PUBLIC
My commission expires 9/17/06



[NOTARY SEAL]

**“Exhibit A”
LEGAL DESCRIPTION**

Parcel 1:

The NW 1/4 of the NE 1/4; and the S ½ of the NE 1/4, of section 7, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County Oregon.

Parcel 2:

The East one-half of the NW 1/4 of section 7, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County Oregon.

Parcel 3;

The West one-half of the SE 1/4 of section 6. Township 36 South, Range 12 East of the Willamette Meridian, Klamath County Oregon.

Excepting Therefrom:

Beginning at the SW corner of the SE1/4 of Section 6, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County Oregon, thence East along the South line of said section 6, a distance of 160 feet to the point of beginning; thence continuing East 100 feet; thence North 2640 feet, more or less to the north line of the SE1/4 of said section 6; thence West 100 feet ; thence South 2640 feet, more or less, to the true point of beginning.