

**M05-65367**

Klamath County, Oregon

09/29/2005 02:28:30 PM

Pages 4 Fee: \$36.00

RECORDING REQUESTED BY:

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

Name: CAROLYN PARMELE

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 April 1, 2005 between Sierra Services Group LLC herein called GRANTOR, whose address is 501 South Sixth Street, Las Vegas Nevada 89101, Ameri-Title, herein called TRUSTEE, whose address is P.O. Box 5017 Klamath Falls Oregon, 97601, and Carolyn Parmele, herein called BENEFICIARY, whose address is, 20 New Place Road, Hillsborough, CA 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:

**Tax Lots:** R-3908-012DA-00200, R-3908-012DA-00202, R-3908-012DA-00203

### 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 \$86,000.00 (Eighty Six Thousand Dollars and no cents). This amount includes interest and other fees and charges.

360✓  
Over the Counter:  
Jeff A Carter

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.

9/27/05  
Date:

Jeff A. Carter  
Jeff A. Carter for Sierra Services Group LLC

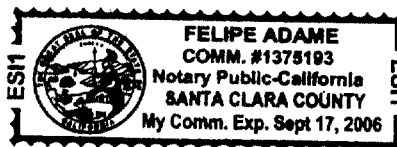
Grantor

STATE OF CALIFORNIA, COUNTY OF SAN MATEO )ss:

On 9/27, 2005, before me, FELIPE ADAME, a notary public in and for said state personally appeared JEFF A. CARTER, 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

Felipe Adame  
NOTARY PUBLIC  
My commission expires 9/17/06



[NOTARY SEAL]

**“Exhibit A”  
LEGAL DESCRIPTION**

**Parcel 1:**

A tract of land situated in the NE ¼ SE ¼ of Section 12, Township 39 south, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of Tract 1283, a duly recorded subdivision, said point also on the West line of Stewart, a duly recorded subdivision, from which the C-E 1/16 corner of said Section 2 bear North 78°07'06" West 1,387.66 feet; thence along the boundary of said Tract 1283, south 72°47'33" West 189.39 feet, South 68°25'43" West 80.51 feet, South 54°05'35" West 87.78 feet, South 38°48'27" West 87.78 feet south 23°31'19" West 87.78 feet and South 09°30'40" west 75.31 feet; thence North 28°24'23" west 903.86 feet to the Easterly right of way line of Orindale Road; thence North 00°28'18" East, along the said right of way line, 104.21 feet to a point on the South line of that tract of land described in Deed Volume M92 page 20434 of the Klamath County Deed Records; thence along said Deed Volume North 89°10'27" East 353.86 feet and North 00°28'18" East 112.70 feet to the Southeast corner of that tract of land described in Deed Volume M92 page 20842 of the Klamath County Deed Records; thence along said Deed Volume, North 00°28'18" east 122.69 feet and South 89°10'27" West 353.86 feet to its intersection with Easterly right of way line of Orindale Road; thence North 00°28'18" East, along the said right of way line 142.91 feet to the Southwest corner of that tract of land described in Volume M79 page 11866 Klamath County Deed Records; thence along said Deed Volume north 89°10'27" East 353.86 feet and North 00°28'18" East 117.52 feet to the Southerly right of way line of Balsam Drive; thence South 89°46'36" East , along the said right of way line, 732.08 feet to the Northwest corner of that tract of land described in Deed Volume 327 page 475 of the Klamath County Deed Records; thence along said Deed Volume, South 00°49'55" East 178.70 feet and South 89°46'36" East 238.70 feet to a point on the said West line of Stewart; thence South 00°49'55" East 71.76 feet to the point of beginning, with bearings based on the plat of Tract 1283.

**Parcel 2:**

A tract of land situated in the NE ¼ SE ¼ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 20 of Tract 1283, a duly recorded subdivision, from which the C-E 1/6 corner of said Section 12 bears North 43°58'06" West 1293.06 feet; thence North 89°24'23" West 875.38 feet to a point on the Easterly right of way line of Orindale Road; thence along said Easterly right of way line North 00°28'18' East 64.00 feet to the Southwest corner of that tract of land described in Deed Volume M83 page 3783, of the

Klamath County Deed Records; thence along said Deed Volume South 89°46'29" East (South 88°53'37" East by Deed Volume M83 page 3783) 50.00 feet, North 00°28'18" East 53.00 (North 01°22'10" West by M83 page 3783) 50.00 feet to a point on said Easterly right of way; thence along said Easterly right of way North 00°28'18" East 168.00 feet; thence South 89°24'23" East 903.86 feet to a point on the Westerly line of said Tract 1283; thence along said Westerly line South 00°35'37" West 100.00 feet, North 89°24'23" West 27.88 feet and South 00°35'37" West 185.00 feet to the true point of beginning, with bearings based on said Tract 1283.

**Parcel 3:**

A tract of land situated in the NE ¼ SE ¼ of section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 20 of Tract 1283 a duly recorded subdivision, from which the C-E 1/16 corner of said section 12 bears North 43° 58' 06" West 1293.09 feet; thence along the South line of said tract 1283 South 89° 24' 23" East 225.01 feet and South 87° 54' 27" East 245.01, feet to the West of Stewart, a duly recorded subdivision; thence South 00° 52' 27" east, along the said West line 197.92 feet to the Northerly right of way line of State highway 66; thence along the said right of way line, South 00° 52' 27" East 10.43 feet and South 72° 39' 23" West 633.27 feet, more or less, to its intersection with the South line of the said NE ¼ SE ¼ of section 12; thence North 89° 17' 51" West along the said South line 703.39 feet more or less, to the Easterly right of way line of Orindale Road; thence along the said right of way line, North 35° 01' 33" West 75.62 feet and North 00° 28' 18" East 346.91 feet to its intersection with the South line of said tract 1283 extended; thence South 89° 24' 23" feet to the point of beginning, with bearings based on the plat of tract 1283.