2006-018612
Klamath County, Oregon

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09/15/2006 03:36:20 PM Fee: $41.00

AFTER RECORDING RETURN TO:
AMERITITLE
300 Klamath Avenue
Klamath Falls, OR 97601

ESCROW NO. MT70824-KR

Grantor: Galpin Holdings, LLC, an Oregon limited liability company
744 Cardley Avenue, Suite 100
Medford, OR 97504

Beneficiary: Angelo Andrew Doveri; Patricia A. Doveri; Elodie E. Golden; Patricia J. Doveri; Cordelia J. Doveri, Trustee of the CJD Family Trust; Cordelia J. Doveri, Trustee of the Cordelia J. Doveri Family Trust dated July 13, 1994; Angela T. Doveri; Denise M. Dover
505 Lincoln Street
Klamath Falls, OR 97601

MTC70824KR

TRUST DEED

THIS TRUST DEED, made on September 08, 2006, between **Galpin Holdings, LLC, an Oregon limited liability company**, as Grantor, **AMERITITLE, an Oregon Corporation**, as Trustee, and **Angelo Andrew Doveri; Patricia A. Doveri; Elodie E. Golden; Patricia J. Doveri; Cordelia J. Doveri, Trustee of the Cordelia J. Doveri Family Trust dated July 13, 1994 aka The CJD Family Trust; Angela T. Doveri; Denise M. Doveri; Alisa D. Doveri; John A. Doveri; and Debra Antionette Greene, Trustee for Danial Isahia Greene and Leslie Joann Greene Trust, all as tenants in common**, as Beneficiary,

WITNESSETH:

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

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto 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 grantor herein contained and payment of the sum of **ONE MILLION TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100ths** Dollars, with interest thereon** according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made payable by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable 09/15/2011.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable. 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 first having 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 become immediately due and payable.

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

1. To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; not to commit or permit any waste of said property.
2. To complete or restore promptly and in good workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefore.
3. 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 said premises 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 the **$N/A – bare land**, written by one or more companies acceptable to the beneficiary, with loss payable to the latter. All policies of insurance

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NOTE: The Trust Deed Act provides that the Trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company, or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

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shall be delivered to the beneficiary as soon as insured. If grantor shall fail for any reason to procure any such insurance and to deliver said policies to the beneficiary at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings, the beneficiary may procure same at grantor's expense. The amount collected under any fire or other insurance policy may be applied by beneficiary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of beneficiary the entire amount so collected, or any part thereof, may be released to grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

5. To keep said premises free from construction liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against said property before any part of such taxes, assessments and other charges become past due or delinquent and promptly deliver receipts therefore to beneficiary; should the grantor fail to make payment of any taxes, assessments, insurance premiums, liens or other charges payable by grantor, either by direct payment or by providing beneficiary with funds with which to make such payment, beneficiary may, at its option, make payment thereof, and the amount so paid, with interest at the rate set forth in the note secured hereby, together with obligations described in paragraphs 6 and 7 of this trust deed, shall be added to and become a part of the debt secured by this trust deed, without waiver of any rights arising from breach of any of the covenants hereof and for such payments, with interest as aforesaid, the property hereinbefore described, as well as the grantor, shall be bound to the same extent that they are bound for the payment of the obligation herein described, and all such payments shall be immediately due and payable without notice, and the nonpayment thereof shall, at the option of the beneficiary, render all sums secured by this trust deed immediately due and payable and constitute a breach of this trust deed.

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

7. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee; and in any suit, action or proceeding in which the beneficiary or trustee may appear, including any suit for the foreclosure of this deed, to pay all costs and expenses, including evidence of title and the beneficiary's or trustee's attorney's fees; the amount of attorney's fees mentioned in this paragraph 7 in all cases shall be fixed by the trial court and in the event of an appeal from any judgment or decrees of the trial court, grantor further agrees to pay such sum as the appellate court shall adjudge reasonable as the beneficiary's or trustee's attorney's fees on such appeal.

It is mutually agreed that:

8. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right, if it so elects, to require that all or any portion of the monies payable as compensation for such taking, which are in excess of the amount required to pay all reasonable costs, expenses and attorney's fees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it first upon any such reasonable costs and expenses and attorney's fees, both in the trial and appellate courts, necessarily paid or incurred by beneficiary in such proceedings, and the balance applied upon the indebtedness secured hereby; and grantor agrees, at its own expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation, promptly upon beneficiary's request.

9. At any time and from time to time upon written request of beneficiary, payment of its fees and presentation of this deed and the note for endorsement (in case of full reconveyances, for cancellation), without affecting the liability of any person for the payment of the indebtedness, trustee may (a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge thereof; (d) reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "person or persons legally entitled thereto," and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereof. Trustee's fees for any of the services mentioned in this paragraph shall be not less than $5.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees upon any indebtedness secured hereby, and in such order as beneficiary may determine.

11. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of fire and other insurance polices or compensation or awards for any taking or damage of the property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

12. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, time being of the essence with respect to such payment and/or performance, the beneficiary may declare all sums secured hereby immediately due and payable. In such an event the beneficiary at his election may proceed to foreclose this trust deed in equity as a mortgage or direct the trustee to foreclose this trust deed by advertisement and sale, or may direct the trustee to pursue any other right or remedy, either at law or in equity, which the beneficiary may have. In the event the beneficiary elects to foreclose by advertisement and sale, the beneficiary or the trustee shall execute and cause to be recorded his written notice of default and his election to sell the said described real property to satisfy the obligation secured hereby whereupon the trustee shall fix the time and place of sale, give notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86.735 to 86.795.

13. After the trustee has commenced foreclosure by advertisement and sale, and at any time prior to 5 days before the date the trustee conducts the sale, the grantor or any other person so privileged by ORS 86.753, may cure the default or defaults. If the default consists of a failure to pay, when due, sums secured by the trust deed, the default may be cured by paying the entire amount due at the time of the cure other than such portion as would not then be due had no default occurred. Any other default that is capable of being cured may be cured by tendering the performance required under the obligation or trust deed. In any case, in addition to curing the default or defaults, the person effecting the cure shall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation of the trust deed together with trustee's and attorney's fees not exceeding the amounts provided by law.

14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which said sale may be postponed as provided by law. The trustee may sell said property either in one parcel or in separate parcels and shall sell the parcel or parcels at auction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters of fact shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.

15. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including the compensation of the trustee and a reasonable charge by trustee's attorney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee in the trust deed as their interests may appear in the order of their priority and (4) the surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

16. Beneficiary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution

shall be made by written instrument executed by beneficiary, which, when recorded in the mortgage records of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

17. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee. The grantor covenants and agrees to and with the beneficiary and the beneficiary's successor in interest that the grantor is lawfully seized in fee simple of the real property and has a valid, unencumbered title thereto and that the grantor will warrant and forever defend the same against all persons whomsoever.

WARNING: Unless grantor provides beneficiary with evidence of insurance coverage as required by the contract or loan agreement between them, beneficiary may purchase insurance at grantor's expense to protect beneficiary's interest. This insurance may, but need not, also protect grantor's interest. If the collateral becomes damaged, the coverage purchased by beneficiary may not pay any claim made by or against grantor. Grantor may later cancel the coverage by providing evidence that grantor has obtained property coverage elsewhere. Grantor is responsible for the cost of any insurance coverage purchased by beneficiary, which cost may be added to grantor's contract or loan balance. If it is so added, the interest rate on the underlying contract or loan will apply to it. The effective date of coverage may be the date grantor's prior coverage lapsed or the date grantor failed to provide proof of coverage. The coverage beneficiary purchases may be considerably more expensive than insurance grantor might otherwise obtain alone and may not satisfy any need for property damage coverage or any mandatory liability insurance requirements imposed by applicable law.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:
primarily for grantor's personal, family, or household purposes

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors, and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein.

In construing this trust deed, it is understood that the grantor, trustee and/or beneficiary may be more than one person; that if the context so requires, the singular shall be taken to mean and include the plural and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

Galpin Holdings, LLC, an Oregon limited liability company

BY: *[signature]*
C.A. Galpin, Manager

State of Oregon
County of Jackson

This instrument was acknowledged before me on *Sept 13*, 2006 by C.A. Galpin, Manager of Galpin Holdings, LLC, an Oregon limited liability company.

OFFICIAL SEAL
TERRY SPEEDLING
NOTARY PUBLIC-OREGON
COMMISSION NO. 396082
MY COMMISSION EXPIRES AUG. 16, 2009

Terry Speedling
(Notary Public for Oregon)

My commission expires *Aug 16, 2009*

REQUEST FOR FULL RECONVEYANCE
(To be used only when obligations have been paid)

TO: ______________________________, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by the trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of the trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by the trust deed (which are delivered to you herewith together with the trust deed) and to reconvey, without warranty, to the parties designated by the terms of the trust deed the estate now held by you under the same.

Mail reconveyance and documents to:

____

DATED: ______________, ________. ______________________

____
Beneficiary

Do not lose or destroy this Trust Deed or the Note which it secures.
Both must be delivered to the trustee for cancellation before reconveyance will be made.

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1
All that portion of Lots 70, 75, 76 and 77 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, as follows:

Beginning at a point on the Northerly line of the right of way of the Oregon, California and Eastern Railroad a distance of 534.2 feet from, at right angles to, and West of the East line of Lot 70, said point being the Southwest corner of the tract heretofore conveyed to Marshall E. Cornett et ux, by deed recorded in Volume 111, page 399, Deed Records of Klamath County, Oregon; thence North along the West boundary thereof 1023 feet, more or less, to the Northeasterly line of said Tract 70; thence Northwesterly along the Northeasterly line of Lots 70 and 75 as the case may be, 175.15 feet, more or less, to the intersection thereof with the Southerly line of Shasta Way; thence West along the Southerly line of Shasta Way and the Northerly line of Lots 75, 76 and 77, 1975 feet, more or less, to the Northeasterly line of the right of way of the Oregon, California and Eastern Railroad, sometimes called Klamath Falls Municipal Railroad, as said right of way is described in that certain deed from Enterprise Land & Investment Company to Robert E. Strahorn recorded in Volume 47 of Deeds at page 373 et seq., Records of Klamath County, Oregon; thence Southeasterly along the Northeasterly line of the right of way described in said deed to the point of beginning; but reserving and excepting from the operation hereof a strip of land 40 feet in width for a private roadway across the premises herein conveyed, the same to lie 20 feet on either side of the following described center line, to wit:

Beginning at the point of intersection of the Southerly line of Shasta Way, with the center line of East Main Street (formerly Stukel Street) in Klamath Falls, Oregon, if extended; thence South 22° 50' East 424.7 feet; thence South 2° West 371 feet, more or less to a point on the Northerly line of the right of way of the Oregon, California and Eastern Railroad, which is North 66° 38' West 30 feet, and North 23° 22' West 100 feet from the most Northerly corner of that certain parcel conveyed by the Enterprise Land and Investment Company to S.O. Johnson by deed dated December 9, 1922, recorded at page 387, in Volume 59 of Deed Records of Klamath County, Oregon; (subject to certain conditions as to use of said private road for purposes of ingress and egress, and the construction and maintenance of telephone and telegraph lines.)

ALSO EXCEPTING and excluding that certain parcel described as follows:

Beginning at a point which is forty feet Southerly along the Easterly line of Martin Street, if extended from the Northeast corner of Martin Street and Shasta Way, being the point of beginning; thence Easterly parallel with Shasta Way 250 feet; thence Southerly parallel with Martin Street, if extended, 100 feet; thence Westerly parallel with Shasta Way, 250 feet, thence Northerly parallel with Martin Street, if extended, 100 feet to the point of beginning.

ALSO excepting that certain portion of Lots 70 and 75 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point in the Northerly line of Lot 75 a distance of 17.48 feet Southeasterly of the intersection of the South line of Shasta Way with the Southerly line of Sixth Street; thence West parallel to and 10 feet distant from the South line of Shasta Way, 38.0 feet; thence South 35° West 170 feet; thence South 81.5 feet; thence East 268.00 feet, more or less, to the property heretofore conveyed to Marshall E. Cornett et ux by deed recorded in Volume 111, page 399 of records of Klamath County, Oregon; thence North along the Westerly line of Cornett Tract 130 feet, more or less, to the Northerly line of Lot 70, otherwise the Southerly line of Sixth Street; thence Northwesterly along the Southerly line of Sixth Street 160.67 feet, more or less, to the point of beginning.

ALSO excepting all that portion of Lot 75 of ENTERPRISE TRACT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, bounded and described as follows:

Beginning at a point which is 260 feet South of and 150 feet East of the intersection of the East line of Martin Street in the Supplemental Plat of the Westerly portion of Block 242 of Mills Second Addition with the North line of Shasta Way; thence East 104 feet, more or less, to a point 40 feet West of the Southwest corner of the tract heretofore deeded to Safeway Stores, Inc.; thence North 100 feet; thence West 104 feet, more or less; thence South 100 feet to the point of beginning.

ALSO excepting all that portion described as follows:

Beginning at a point 40 feet South of and 250 East of the intersection of the East line of Martin Street and the North line of Shasta Way in the City of Klamath Falls, Oregon; thence East along a line parallel to Shasta Way and 40 feet South of the North line thereof, a distance of 90 feet; thence Southwesterly to a point 20 feet East of the Southeast corner of that tract of land deeded to Clarence A. Poole et ux in deed recorded in Book 126, page 294 of Deed Records of Klamath County, Oregon; thence West 20 feet; thence North 100 feet to the point of beginning, being a part of Tract 75 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO EXCEPTING all the following:

Beginning at an iron pipe on the West line of the Cornett property which lies South 0° 03' 45" West a distance of 117.83 feet from the iron pin which marks the intersection of the West line of that certain parcel of land conveyed to Marshall E. Cornett et ux by deed recorded on page 399 of Volume 111 of the Deed Records of Klamath County, Oregon, and the Southerly right of way line of the present South Sixth Street in the City of Klamath Falls, Oregon, and running thence: continuing South 0° 03' 45" West along the West line of the Cornett Tract a distance of 60.0 feet to a 3/4" iron pipe; thence North 89° 56' 15" West a distance of 270.5 feet to a 1" iron pipe which lies on the East line of an unnamed street; thence North 0° 22' 30" West along the East line of the unnamed street a distance of 60.0 feet to a 5/8" iron pipe which marks the Southwest corner of that certain tract deeded to Safeway Stores and recorded on page 156 of Volume 140 of the Deed Records of Klamath County, Oregon; thence South 89° 56' 15" East along the Southerly line of the above mentioned Safeway Stores tract a distance of 270.9 feet, more or less, to the point of beginning, said tract being a portion of Tracts 70 and 75 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO EXCEPTING, any portion of the above described property contained in deeds to the State of Oregon, for highway purposes, recorded on pages 49 and 260 of Volume 146, Deed Records of Klamath County, Oregon.

SAVE AND EXCEPT rights of way over and across said premises, either of record or apparent upon the property.

AND EXCEPTING THEREFROM any portion thereof lying within the right of way of the Oregon California and Eastern Railroad.

PARCEL 2

All that portion of Lot 75 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, bounded and described as follows:

Beginning at a point which is 260 feet South of and 150 feet East of the intersection of the East line of Martin Street in Supplemental Plat of Westerly portion of Bock 242, Mills Second Addition with the North line of Shasta Way; thence East 104 feet, more or less, to a point 40 feet West of the Southwest corner of the tract heretofore deeded to Safeway Stores, Inc.; thence North 100 feet; thence West 104 feet, more or less, thence South 100 feet to the point of beginning.

Tax Account No:	3909-00400-00100-000	Key No:	530349
Tax Account No:	3909-004AB-00600-000	Key No:	531142
Tax Account No:	3909-004AB-00800-000	Key No:	797819