

2007-002996

Klamath County, Oregon



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02/21/2007 03:22:18 PM

Fee: \$31.00

Recording Requested By:  
Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601

When Recorded Return To:

Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

ASPEN: 64098MS

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

## COVER SHEET

<b>DOCUMENT:</b>	<b>TRUST DEED</b>
<b>GRANTOR:</b>	<b>Donald S. Sands and Leslie R. Sands, husband and wife</b>
<b>TRUSTEE:</b>	<b>Aspen Title &amp; Escrow</b>
<b>GRANTEE:</b>	<b>Weststar Loan Servicing, Inc., a California Corporation, as agent for Perla Enterprises Inc., an Oregon Corporation</b>
<b>CONSIDERATION:</b>	<b>\$ 12,900.00</b>
<b>DATE:</b>	<b>February 12, 2007</b>
<b>LEGAL DESCRIPTION:</b>	<b>See Attached</b>

\$31-A

TRUST DEED

Trust Deed made this 12th day of February,  
2007, between Donald S. Sands and Leslie R. Sands, husband and wife

as Grantor and WESTSTAR LOAN SERVICING, INC. a California Corporation, as agent for PERLA ENTERPRISES INC., an Oregon Corporation as Beneficiary and ASPEN TITLE AND ESCROW, 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: Tract 1029 Block 8 Lot 7 of Sprague River Pines, Klamath County, Oregon CODE 116 MAP 3408-022CO TL 08600 KEY #208377

This Trust Deed is given for the purpose of securing performance of each agreement of Grantor herein contained and payment of the sum of \$ 12,900.00 Twelve Thousand Nine Hundred Dollars, with interest thereon according to the terms of a promissory <sup>no/100</sup> note executed by Grantor and payable to Beneficiary dated February 12, 2007, payable in installments with the last installment to become due, if not sooner paid, on February 21, 2014.

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. Beneficiary at 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:

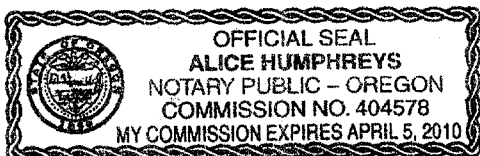
(1) In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the Grantor without having first obtained the written consent or approval of the Beneficiary then, at the Beneficiary's option, all obligations secured 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 <sup>\$5.00</sup>~~\$75.00~~ 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 delinquent 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.



Ronald S. Sands  
Donald S. Sands  
Leslie S. Sands  
Leslie S. Sands

STATE of Oregon, County of Josephine, ss:

The foregoing instrument was acknowledged before me  
this 17 day of February, 2007, by  
Alice Humphreys  
Notary Public for US Bank Oregon  
My Commission expires April 5, 2010