

2008-002128

Klamath County, Oregon

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00040375200800021280030036

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Action Bail Bonds, Inc.
1133 SE 3rd Avenue,
Ft. Lauderdale, FL 33316
(954)467-8888

DEED OF TRUST

THIS DEED OF TRUST, made this **25th** day of **October, 2007**, by and between

JUAN RUELAS Married man
CHRISTINA RUELAS H & W

herein called TRUSTOR, and **LEXINGTON NATIONAL**, a Maryland Corporation, and **ACTION BAIL BONDS, INC.**, a Florida Corporation, herein called BENEFICIARY.

WITNESSETH that Trustor hereby grants to Trustee, IN TRUST, WITH POWER OF SALE, all that property located and residing in the County of **KLAMATH**, State of **Oregon**, and further described as follows:

APN: **R-3809-033DA-11300**

Fka: **1133 DIVISION ST, KLAMATH FALLS, OR 97601**

Legal: **SEE ATTACHED EXHIBIT "A"**

FOR THE PURPOSE OF SECURING PAYMENT TO THE SAID BENEFICIARY, of the moneys due and to and of all losses, damages, expenditures and liability suffered, sustained, made or incurred by Action Bail Bonds, Inc., hereinafter called the Surety or Beneficiary (and as more fully set forth and described in a certain indemnity agreement and promissory note, which is made a part hereof by reference as though fully set forth)

on account of, growing out of, or resulting from the execution of a certain bail bond on behalf of the principal (defendant) **JESUS RUELAS**, Case Id#: **A-088514078**, in the matter of **US Immigration and Naturalization Service vs. JESUS RUELAS**, and for which amounts and the matters set forth in the said indemnity agreement and promissory notes, the presents are security.

This Deed Of Trust is for (\$15,000)

IT IS AGREED AND CONDITIONED that a certificate or letter signed by the Beneficiary at any time hereafter setting forth that the said bond has been declared estreated or forfeited or that a loss, damage, expenditure or liability has been sustained by the Surety or Beneficiary on account of the aforesaid undertaking, the date or dates and amount or amounts of such loss, damage, expenditure and/or liability; and that such loss, damages, expenditures and/or liability; that payment has been demanded of the party or parties on whose behalf the aforesaid undertaking was or is about to be executed; and that such loss, damages, expenditures or determined liability has not been paid to the Beneficiary, shall be conclusive and binding on the Trustor, and shall be the warrant of the Trustee to proceed forthwith to foreclose and sell upon the security herein, and from the proceeds of sale (after deducting expenses including attorney's fees, investigative fees, costs and search of evidence of title, etc.) pay to the Beneficiary the amount so

Trustor's Initials: dmr

certified, including interest therein at ten percent per annum from demand to date of payment.

IT IS FURTHER AGREED that upon delivery of said Certificate to Trustee, Beneficiary may declare all sums or obligations secured hereby due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be duly filed for record.

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THE UNDERSIGNED TRUSTOR requests that a copy of any notice of default and if of any notice of sale hereunder be mailed to him at his mailing address opposite his signature hereto. Failure to insert such address shall be deemed a waiver of any request hereunder for a copy of such notices.

Signed, sealed and delivered this **25th** day of **October, 2007**.

Juan Manuel Ruelas
Signature of Trustor
JUAN RUELAS
1133 DIVISION ST, KLAMATH SOUTH, OR 97601

Christina Ruelas
Signature of Trustor
CHRISTINA RUELAS
1133 DIVISION ST, KLAMATH FALLS, OR 97601

Signature of Trustor

Signature of Trustor

State of **Oregon**, County of **KLAMATH**.

On **25th** day of **October, 2007**, before me, the undersigned authority, personally appeared
JUAN RUELAS
CHRISTINA RUELAS

personally known to me or by me (or proved to me on basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to be 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 entity upon behalf of which the person(s) acted, executed the instrument,

WITNESS my hand and official seal this day.

Noemi Perez HSS3
Official's Signature

Official Notary Seal
County of Klamath



ABBDTCA2

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE STATE OF OREGON, COUNTY OF KLAMATH, WITH A SITUS ADDRESS OF 1133 DIVISION ST, KLAMATH FALLS OR 97601-3501 CURRENTLY OWNED BY RUELAS JUAN M & CHRISTINA M HAVING A TAX ASSESSOR NUMBER OF 00R615061 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS DARROW ADDITION* BLOCK 300* LOT 9 DATED 08/23/2000.SUBDIVISION DARROW ADD/KLAMATH FALLS.

Unofficial
Copy