

2008-013237

Klamath County, Oregon



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09/23/2008 11:23:33 AM

Fee: \$56.00

After recording return to:
Nelsons Juniper Ridge Ranch, LLC c/o
First American Title
404 Main Street, Suite 1
Klamath Falls, OR 97601

File No.: 7021-1253347 (DMC)
Date: September 10, 2008

Map/Tax Lot # R-4011-00000-00700;R-4011-00000-01600;R-4011-00000-01601; R-4011-00000-01700; R4011-00000-01801; R4011-00000-02001;R4011-00000-03400;R4011-00200-00301;R4011-00200-00700;R4011-00200-01000;R4011-00200-01100;R4011-00200-01200;R4011-00200-01300;R4011-00300-00101;R4011-00300-00700;R4011-00300-00800;R4011-00300-01000;R4011-00300-01100;R4011-00300-01200;R4011-00300-01300;R4011-00300-01400;R4011-01500-00100;R4011-01500-00700-U02
Tax Account
#R103710;R804482;R883814;R104005;R885783;R872835;R104167;R804838;R103505;R805169;R103453;R804507;R738893;R804829;R103587;R103578;R103658;R103596;R103603;R103630;R603911;R103612;R769877;R104201;R104229

TRUST DEED

(Assignment Restricted)

THIS DEED OF TRUST, made this Tenth day of September, 2008, between Martin C. Yacooobian, Jr. Trustee of the MCY III Trust dated July 11, 1996, as GRANTOR, and First American Title Insurance Company of Oregon, as TRUSTEE, and Nelsons Juniper Ridge Ranch, LLC, as BENEFICIARY.

WITNESSETH: Grantor irrevocably conveys to Trustee in trust, with power of sale, certain real property in Klamath County, Oregon, described as:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 the state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 896.505 to 896.585.

*WARNING: 12 USC 1701/-S regulates and may prohibit exercise of this option.

FSC-

Together with all tenements, hereditaments and appurtenances, including easements, and all other rights thereunto belonging or in any way now or hereafter appertaining, and the rents, issues, and profits thereof, together with all fixtures now or hereafter attached to or used in connection with said real estate.

✓
FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor herein contained and payment of the sum of **Two Million dollars (\$2,000,000.00)**, with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable **September 19, 2013**.

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.

Grantor agrees:

1. To protect, preserve and maintain the property in good condition and repair; not to remove or demolish any building or improvement therein; not to commit or permit any waste of said property.
2. To complete or restore promptly and in good and workmanlike manner any building or improvement, which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefore.
3. To provide and continuously maintain insurance on the buildings now or hereafter erected on the said property against loss or damage by fire and other hazards as the Beneficiary may require, in an amount not less than **\$2,000,000.00**, written by companies acceptable to the Beneficiary, with loss payable to Beneficiary; proof of insurance shall be delivered to the Beneficiary as soon as issued.
4. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property.
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 receipt of payment to Beneficiary.
6. 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 the obligations of Grantor, described in paragraphs 7 and 8 of this Trust Deed section, 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 herein before 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.
7. To pay all costs, fees and expenses of this trust 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 together with trustees' and attorneys' fees actually incurred.

8. 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 evidence of title and the Beneficiary's or Trustee's attorneys' fees. The amount of attorneys' fees mentioned in this paragraph 7 above in all cases shall be fixed by the trial court and in the event of an appeal from any judgment or decree 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 attorneys' fees on such appeal.

9. To not remove or dispose of anything in the house/residence before the Promissory Note is paid in full and this Trust Deed has been released.

10. All furniture, accessories, appliances and utensils that were in the home as of July 17, 2008 will remain with the property.

11. To supply Beneficiary with 20 tons of grass hay per year at no cost to the Beneficiary, all that is required is that they pick it up. This will remain in effect for as long as the Grantor owns the property.

The parties mutually agree:

1. In the event that any portion of the property is 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 attorneys' fees, both in the trial and appellate courts, necessarily paid or incurred by Beneficiary in such proceedings, be 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.

2. 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 the 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 attorneys' fees upon any indebtedness secured hereby, in such order as Beneficiary may determine.

3. The entering upon and taking possession of the property, the collection of such rents, issues and profits, or the proceeds of fire and other insurance policies 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.

4. Upon default by Grantor in payment of any indebtedness secured hereby or in Grantor's performance of any agreement contained 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 event Beneficiary, at its election, may proceed 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 a written notice of default and 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.

5. The Grantor and those persons authorized by ORS 86.753 may cure any default(s) 5 days before the date the Trustee has designated for sale. Any cure of default(s) shall require payment of or tendering performance and the payment of all costs and expenses actually incurred in enforcing the obligations of this Trust Deed, including, but not limited to, trustees' and attorneys' fees as authorized by law.

In the absence of any such cure, the Trustee will enforce the obligations of this Trust Deed in accordance with paragraph 4 herein and as authorized and required by applicable law.

6. 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) 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 interest 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.

7. 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 an 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.

8. Over time, as the need occurs to replace farm equipment, notice will be given to and written approval will be obtained from the beneficiary before any item is traded or sold as long as the note and trust deed are still in effect.

The Grantor covenants to and agrees with the Beneficiary and the Beneficiary's successors in interest that the Grantor is lawfully seized in fee simple of the real property and has a valid, unencumbered title thereto, except as may be set forth in any addendum or exhibit attached hereto, and that the Grantor will warrant and forever defend the same against all persons whomsoever.

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 deed and whenever the context so requires the singular number includes the plural.

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

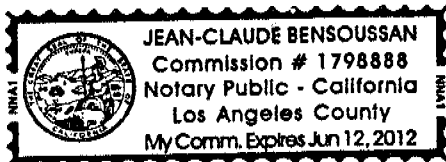
Martin C. Yacoobian, Jr. Trustee of the MCY
III Trust dated 7/11/1996



Martin C. Yacoobian, Jr., Trustee

STATE OF CALIFORNIA)
) ss.
 County of Los Angeles)

This instrument was acknowledged before me on this 18th day of September, 2008
 by Martin C. Yacoubian, Jr. as Trustee of Martin C. Yacoubian, Jr. Trustee of the MCY III Trust dated
 7/11/1996, on behalf of the Trust.



[Signature]
 Notary Public for CALIFORNIA
 My commission expires: June 12, 2012

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

TO: **First American Title Insurance Company of Oregon**, 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 to:

Dated: _____

By _____

By _____

By _____

Beneficiary

**Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.
 Both must be delivered to the Trustee before cancellation before reconveyance is made.**

EXHIBIT A**LEGAL DESCRIPTION:**

GOVERNMENT LOTS 15, 16, 17 AND 18 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, EXCEPT THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA BY DEED DATED JULY 02, 1912, RECORDED JULY 06, 1912 IN VOLUME 37 PAGE 416, DEED RECORDS OF KLAMATH COUNTY, OREGON.

THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

A PORTION OF GOVERNMENT LOTS 19 AND 20, SECTION 3; TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 19, SECTION 3, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, WHICH IS 505 FEET WEST, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 19 AND IN THE CENTER OF THE IRRIGATION DITCH WHICH INTERSECTS SAID SOUTH LINE OF SAID GOVERNMENT LOT 19; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 19 A DISTANCE OF 1492 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 19 TO THE CENTER OF IRRIGATION DITCH IN A NORTHEASTERLY AND SOUTHERLY DIRECTION TO THE POINT OF BEGINNING.

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

THE EAST HALF OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2 AND IN THE NORTHWEST QUARTER OF SECTION 11, BOTH IN TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE SOUTH 00° 07' 33" WEST ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, 1320.29 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89° 05' 14" EAST ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 886.53 FEET; THENCE NORTH 24° 55' 46" EAST 1089.42 FEET TO A POINT ON THE SOUTH LINE OF SCHAUPP ROAD; THENCE NORTHWESTERLY ON THE SOUTH LINE OF SAID SCHAUPP ROAD, 1974.61 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 00° 00' 30" WEST ON LAST SAID WEST LINE 1101.21 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 19 AND 20, AND NORTH HALF OF SOUTHWEST QUARTER IN SECTION 2, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, LESS PORTIONS DEEDED TO UNITED STATES OF AMERICA IN DEED 37 PAGE 628, AND IN DEED 38 PAGE 512, AND FURTHER EXCEPTING THAT PORTION DEEDED TO WOOD RIVER INVESTMENT CO., IN VOLUME 84 PAGE 216, DEED RECORDS OF KLAMATH COUNTY, OREGON.

LOTS 14 AND THE SOUTH HALF OF LOT 11, IN SECTION 2, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN.

ALSO, A PARCEL OF LAND SITUATED IN GOVERNMENT LOTS 5, 12 AND 13 IN SECTION 2, AND GOVERNMENT LOTS 8 AND 9, IN SECTION 3, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/16 CORNER COMMON TO SAID SECTIONS 2 AND 3; THENCE NORTH 1365.49 FEET TO A HALF INCH PIPE DESCRIBED IN VOLUME 2 PAGE 183, KLAMATH COUNTY ROAD RECORDS; THENCE NORTH 1350.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WEST 1367 FEET, MORE OR LESS, TO THE WEST LINE OF SAID GOVERNMENT LOT 8; THENCE SOUTHERLY, ALONG THE WESTERLY LINES OF SAID GOVERNMENT LOTS 8 AND 9, 1359.01 FEET TO A POINT IN THE CENTERLINE OF SCHAUPP ROAD; THENCE NORTH 89° 37' 20" EAST, 1360.07 FEET TO SAID HALF INCH PIPE; THENCE SOUTH 1365.49 FEET TO SAID NORTH 1/16 CORNER; THENCE SOUTH 89° 04' 32" EAST ALONG THE CENTERLINE OF BEDFIELD ROAD AS CONSTRUCTED, 1297.4 FEET, MORE OR LESS, TO THE EAST LINE OF GOVERNMENT LOT 13; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID GOVERNMENT LOTS 13, 12 AND 5, 2736.50 FEET TO A POINT; THENCE WEST 1279.40 FEET TO THE TRUE POINT OF BEGINNING.

SAVING AND EXCEPTING ANY PORTION IN VOLUME M77 PAGE 3655, DEED RECORDS OF KLAMATH COUNTY, OREGON.

ALSO, BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF AN OLD FARM ROAD TO THE COUNTY ROAD OR HIGHWAY, 2027 FEET TO AN IRON PIN; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID HIGHWAY 2300 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TO THE POINT OF BEGINNING.



A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER
AND RUNNING THENCE NORTH 360 FEET; THENCE WEST 800 FEET; THENCE SOUTH 350 FEET, MORE
OR LESS TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE
EASTERLY 800 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, AND THE WEST HALF OF THE
SOUTHWEST QUARTER OF SECTION 11, AND THE NORTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 14, AND THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 40
SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

