

2012-009724

Klamath County, Oregon



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09/04/2012 02:50:44 PM

Fee: \$37.00

TRUST DEED SECURING BAIL BOND NO.: 125624

AMOUNT OF: \$30,000

FOR DEFENDANT: Lawrence Mosman

**DEED OF TRUST**This Deed of Trust, Made this 8 day of August, 20 12

Between Darlene D Kirkpatrick, herein called **TRUSTOR, UNDERWRITERS SURETY, INC.**, an Indiana Corporation, P.O. Box 68932, Indianapolis, IN 46268, herein called **TRUSTEE**, and **AMERICAN SURETY COMPANY**, an Indiana Corporation, P.O. Box 68932, Indianapolis, IN 46268, herein called **BENEFICIARY**.

WITNESSETH: That Trustor hereby GRANTS to TRUSTEE, IN TRUST, WITH POWER OF SALE, all that property in the County of Klamath State of Oregon, described as:

Lot 23 in block 3, Plat No. 1203 Little River Ranch, According to the Official Plat Thereof on File in the Office of the County Clerk of Klamath County,

Oregon Tax Account #699845

FOR THE PURPOSE OF SECURING payment to said Beneficiary, of the monies due to and of all losses, damages, expenditures and liability suffered, sustained, made or incurred by the American Surety Company, hereinafter called the Surety or Beneficiary (and as more fully set forth and described in certain indemnity agreement, which agreement 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 bond on behalf of Lawrence Mosman in the matter of State of Arizona vs Lawrence Mosman AND FOR WHICH AMOUNTS and the matters set forth in the said indemnity agreement, the presents are security.

IT IS AGREED AND CONDITIONED that a certificate signed by the Beneficiary at any time hereafter setting forth that the said bond has been declared forfeited or that a loss, damage, expenditures 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, 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 cost and search of evidence of title) pay to the Beneficiary the amount so certified, including interest at ten percent per annum from demand to date of payment and attorney's fees.

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.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and 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.

SIGNATURE OF TRUSTOR Darlene Kirkpatrick STREET AND NUMBER 153513 Derrick CITY Lapine STATE OR 97739

STATE OF Oregon  
COUNTY OF Deschutes

On this 23 day of August, 2012  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared Darlene D. Kirkpatrick

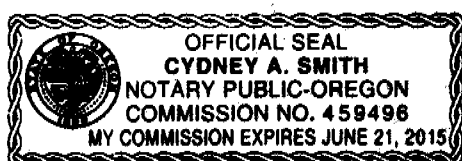
known to me to be the person whose name Signed  
subscribed to the within instrument, and acknowledged that  
Darlene D. Kirkpatrick executed the same.

WITNESS my hand and official seal.

(SEAL) Cydney A. Smith  
Notary Public in and for said County and State  
Deschutes Co. OR

When recorded please mail to:  
**AMERICAN SURETY COMPANY**  
P.O. Box 68932  
Indianapolis, Indiana 46268

ASC-93 Rev 3/04



SPACE BELOW FOR RECORDER'S USE ONLY