

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

ORDER NO.: 02-000381

THIS DEED OF TRUST, made this 22nd. day of July, 19 87, between

CHARLES R. KAHRs and STELLA G. KAHRs, Husband and Wife, and JULIA E. ARMSTRONG, an unmarried woman, herein called TRUSTOR,

whose address is 660 Nobel Drive #3C, Santa Cruz, CA 95060 (number and street) (city) (state) (zip) and

STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation, herein called TRUSTEE, and

C. Richard Hix and Joan G. Hix, husband and wife, herein called BENEFICIARY,

WITNESSETH: That Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, that property in Douglas County, Nevada, described as:

Lot 91, of LAKE VILLAGE, UNIT NO. 2-E, as shown on the Official Map filed in the Office of the County Recorder of Douglas County, Nevada, on October 18, 1972, in Book 1 of Maps, as Document No. 62363. Assessment Parcel No. 07-073-35.

THIS DEED OF TRUST IS JUNIOR IN LIEN TO THAT CERTAIN DEED OF TRUST IN FAVOR OF MERABANK, A FEDERAL SAVINGS BANK BEING RECORDED CONCURRENTLY HEREWITH

DUE ON SALE CLAUSE

In the event that Trustor shall sell or contract to sell the parcel of land hereby encumbered without first obtaining the written consent of Beneficiary, the balance of principal and interest that shall then remain unpaid on the obligation secured by this Deed of Trust shall forthwith become due and payable although the time of maturity as express therein shall not have arrived.

There shall be no Prepayment Penalty.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the purpose of securing (1) payment of the the sum of \$*10,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewals thereof; and (2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or to his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious Deed of Trust recorded in the office of each County Recorder in the State of Nevada, in the book and at the page thereof, or under the document file number, noted below opposite the name of such county, namely:

Table with 8 columns: COUNTY, BOOK, PAGE, DOC. NO., COUNTY, BOOK, PAGE, DOC. NO. Lists recording information for various counties including Carson City, Churchill, Clark, Douglas, Elko, Esmeralda, Eureka, Humboldt, Lander, Lincoln, Lyon, Mineral, Nye, Pershing, Storey, Washoe, and White Pine.

shall inure to and bind the parties hereto with respect to the property above described. Said agreement, terms and provisions contained in said subdivision A and B, (identical in all counties, and printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed a reasonable amount. The Beneficiary or the collection agent appointed by him may charge a fee of not to exceed \$15.00 for each change in parties, or for each change in a party making or receiving a payment secured hereby.

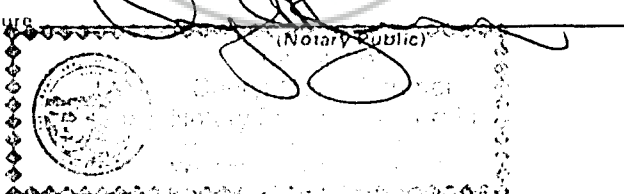
The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF Cal. Co. Santa Cruz } ss.
COUNTY OF Santa Cruz }
On Aug 3rd 1987 personally appeared before me, a Notary Public,

Julia E. Armstrong
Charles R and Stella G. Kahrs

Charles R. Kahrs
Stella G. Kahrs
Julia E. Armstrong

who acknowledged that she executed the above instrument.
Signature



REQUESTED BY STEWART TITLE OF DOUGLAS COUNTY IN OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA

'87 SEP -3 P12:48

SUZANNE BEAUDREAU RECORDER 161557
DEPUTY
BOOK 987 PAGE 378

WHEN RECORDED MAIL TO: Mr. and Mrs. C. Richard Hix 655 S.E. Summit Drive Roseburg, Oregon 97470