

34104

RECORDED AT REQUEST OF  
FIRST AMERICAN TITLE CO.

First American Title Insurance  
Company

BOOK 2588 PAGE 700

SEP 29 8 00 AM '75

WHEN RECORDED MAIL TO

Mr. and Mrs. Arthur H. Furkheiser, II  
27201. San Canyon  
Saugas, California 91351

OFFICIAL RECORDS  
SANTA BARBARA CO., CALIF.  
HOWARD C. MENZEL  
CLERK-RECORDER

FEE \$4.00

Red and Assignment of Rents

ESCROW NO. 57-2803 T.O. NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS DEED OF TRUST, made this 6th day of August, 1975, between  
DON P. O'MALLEY and AARON O'MALLEY, husband and wife as joint tenants

herein called TRUSTOR, whose address is 5599 W. Camino Cielo, Santa Barbara, Calif.

WESTERN MUTUAL CORPORATION, a California corporation, herein called TRUSTEE, and  
ARTHUR H. PURKHEISER, II and TRUDI A. PURKHEISER, husband and wife as joint tenants,  
herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF  
SALE, that property in Santa Barbara County, California, described as:

As per complete legal description attached hereto and made a part hereof, marked  
Exhibit "A", comprising one page.

If the Trustor or his successors in interest, shall sell, convey or alienate the property described herein, or any part thereof, or any  
interest herein, in any manner or way, whether voluntary or involuntary, any indebtedness or obligation secured hereby, at the  
option of the holder hereof, and without demand or notice, shall immediately become due and payable.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to  
and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such  
rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein.  
2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof,  
in the principal sum of \$20,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further  
sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or  
notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of  
Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara  
County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office  
of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

| COUNTY      | BOOK  | PAGE | COUNTY    | BOOK | PAGE | COUNTY         | BOOK                           | PAGE | COUNTY        | BOOK | PAGE |
|-------------|-------|------|-----------|------|------|----------------|--------------------------------|------|---------------|------|------|
| Kern        | 3427  | 46   | Orange    | 5899 | 411  | San Bernardino | 5527                           | 41   | Santa Barbara | 1873 | 540  |
| Los Angeles | 17055 | 899  | Riverside | 3025 | 523  | San Diego      | Series 2 Book 1961, Page 18387 |      | Ventura       | 2042 | 384  |

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and  
made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the  
references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and  
parties set forth in this Deed of Trust.

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 address hereinbefore set forth.

STATE OF CALIFORNIA, }  
COUNTY OF Santa Barbara } SS

On August 7, 1975 before me,  
the undersigned, a Notary Public in and for said County and  
State, personally appeared  
Don P. O'Malley and Aaron O'Malley

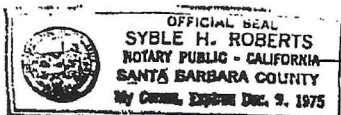
Signature of Trustor

Don P. O'Malley

Aaron O'Malley

known to me to be the person(s) whose name(s) is/are sub-  
scribed to the within instrument, and acknowledged to me  
that he/she/they executed the same.  
WITNESS my hand and official seal.

[Signature]



SB-1319330

EXHIBIT "A"

## DESCRIPTION:

All that certain land situated in the State of California, in the unincorporated area of the County of Santa Barbara, described as follows:

**PARCEL ONE:** Lot 10 of the George Haney Tract in Section 21, Township 5 North, Range 28 West, S. B. B. & M., as shown on a Map recorded in Book 43, page 53 of Record of Surveys, in the Office of the County Recorder of Santa Barbara County, California.

EXCEPTING THEREFROM that portion thereof described as follows:

Commencing at the Northwest corner of Lot 14 of said George Haney Tract; thence North  $34^{\circ}13'$  East 32.43 feet to the true point of beginning; thence North 30 feet; thence East 30 feet; thence South 30 feet; thence West 30 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM that portion described as follows:

Beginning at the Southeast corner of said Lot; thence North 445.53 feet to a point in the center line of a private road as shown on said survey; thence Westerly along said center line the following courses and distances: North  $68^{\circ}28'$  West 218.55 feet; South  $70^{\circ}27'20''$  West 94.53 feet and North  $76^{\circ}32'40''$  West 82.01 feet; thence leaving said center line of said road South  $10^{\circ}31'20''$  West 282.95 feet to a point in the center line of another private road as shown on said survey; thence Easterly along said last mentioned center line the following courses and distances: North  $70^{\circ}46'20''$  East 123.66 feet and South  $43^{\circ}13'40''$  East 378.43 feet; thence East leaving said center line, 47.86 feet to the point of beginning.

**PARCEL TWO:** An undivided  $1/22$ nd interest in and to that portion of said Lot 10 described as follows:

Commencing at the Northwest corner of Lot 14 of said George Haney Tract; thence North  $34^{\circ}13'$  East 32.43 feet to the true point of beginning; thence North 30 feet; thence East 30 feet; thence South 30 feet; thence West 30 feet to the true point of beginning.