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Vol M01 Page 39510

Recording requested by and,  
when recorded return to:  
WASHINGTON MUTUAL BANK  
WASHINGTON MUTUAL C/O DATAPLEX  
19031 - 33RD AVE W  
LYNNWOOD, WA 98036  
ATTN: MAILSTOP: 116DPWA

Loan Number: 0009126996



**LINE OF CREDIT TRUST DEED**  
**DEED OF TRUST**  
***(Oregon Use Only)***

THIS DEED OF TRUST is between:  
DAVID M. CHABNER AND VICKI E. CHABNER, AS TENANTS BY THE ENTIRETY.

whose address is

1801 LAKESHORE DR KLAMATH FALLS, OR 97601

("Grantor"); ASPEN TITLE, a  
OREGON corporation, the address of which is

525 MAIN ST KLAMATH FALLS, OR 97601

("Trustee"); and

Washington Mutual Bank, which is organized and existing under the laws of Washington State, and whose address is 1201 Third Avenue, Seattle, Washington 98101 ("Beneficiary") and its successors or assigns.

The maximum principal amount to be advanced pursuant to Credit Agreement secured hereby is  
\$66,807.00. The Debt, as defined below, is due and payable in full, if not paid  
early on 08/20/2031.

**1. Granting Clause.** Grantor hereby grants, bargains, sells, and conveys to Trustee in trust, with the power of sale, the real property in KLAMATH County, OREGON, described below, and all rights and interest in it Grantor ever gets:  
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel Number: R-3808-025BB-02300-000

S/A

together with all insurance and condemnation proceeds related to it; all income, rents and profits from it; all plumbing, lighting, air conditioning and heating apparatus and equipment; and all fencing, blinds, drapes, floor coverings, built-in appliances, and other fixtures, at any time installed on or in or used in connection with such real property.

All of the property described above will be called the "Property." If any of the Property is personal property, this Deed of Trust is also a Security Agreement which grants Beneficiary, as secured party, a security interest in all such property. As used herein "State" shall refer to the State of Oregon.

**2. Obligation Secured.** This Deed of Trust is given to secure performance of each promise of Grantor contained herein and in a Home Equity Line of Credit Agreement with Beneficiary with a maximum credit limit of \$66,807.00 (the "Credit Agreement"), including any extensions, renewals or modifications thereof, and repayment of all sums borrowed by Grantor under the Credit Agreement, with interest from the date of each advance until paid at the rates provided therein. The Credit Agreement provides for a variable rate of interest. Under the Credit Agreement, the Grantor may borrow, repay and re-borrow from time to time, up to the maximum credit limit stated above, and all such advances shall be secured by the lien of this Deed of Trust. This Deed of Trust also secures payment of certain fees and charges payable by Grantor under the Credit Agreement, certain fees and costs of Beneficiary as provided in Section 9 of this Deed of Trust, and repayment of money advanced by Beneficiary to protect the Property or Beneficiary's interest in the Property, including advances made pursuant to Section 6 below. The Credit Agreement provides that unless sooner repaid, the Debt is due and payable in full thirty (30) years from the date of this Deed of Trust which is 08/20/2031 (the "Maturity Date"). All amounts due under the Credit Agreement and this Deed of Trust are called the "Debt."

**3. Representations of Grantor.** Grantor represents that:

(a) Grantor is the owner of the Property, which is unencumbered except by: easements reservations, and restrictions of record not inconsistent with the intended use of the Property and any existing first mortgage or deed of trust given in good faith and for value, the existence of which has been disclosed in writing to Beneficiary; and

(b) The Property is not used for any agricultural or farming purposes.

**4. Promises of Grantor.** Grantor promises:

(a) To keep the Property in good repair and not to remove, alter or demolish any of the improvements on the Property, without first obtaining Beneficiary's written consent;

(b) To allow representatives of Beneficiary to inspect the Property at any reasonable hour, and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property;

(c) To pay on time all lawful taxes and assessments on the Property;

(d) To perform on time all terms, covenants and conditions of any prior mortgage or deed of trust covering the Property or any part of it and pay all amounts due and owing thereunder in a timely manner;

(e) To see to it that this Deed of Trust remains a valid lien on the Property superior to all liens except those described in Section 3(a), and to keep the Property free of all encumbrances which may impair Beneficiary's security. It is agreed that if anyone asserts the priority of any encumbrance other than those described in Section 3(a) over this Deed of Trust in any pleading filed in any action, the assertion alone shall be deemed to impair the lien of this Deed of Trust for purposes of this Section 4(e); and

(f) To keep the improvements on the Property insured by a company satisfactory to Beneficiary against fire and extended coverage perils, and against such other risks as Beneficiary may reasonably require, in an amount equal to the full insurable value of the improvements, and to deliver evidence of such insurance coverage to Beneficiary. Beneficiary shall be named as the loss payee on all such policies pursuant to a standard lender's loss payable clause. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in the

same manner as payments under the Note, or at Beneficiary's sole option, released to Grantor. In the event of foreclosure or sale of the Property pursuant to the Trustee's power of sale, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the Sheriff's or Trustee's sale.

(g) To sign all financing statements and other documents that Beneficiary may request from time to time to perfect, protect and continue Beneficiary's security interest in the Property. Grantor irrevocably appoints Beneficiary as Grantor's attorney-in-fact to execute, file and record any financing statements or similar documents in Grantor's name and to execute all documents necessary to transfer title if there is a default.

(h) To advise Beneficiary immediately in writing of any change in Grantor's name, address or employment.

**5. Sale, Transfer or Further Encumbrance of Property.** The Loan is personal to Grantor and the entire Debt shall become immediately due and payable in full upon sale or other transfer of the Property or any interest therein by Grantor, including without limit, any further encumbrance of the Property.

**6. Curing of Defaults.** If Grantor fails to comply with any of the covenants in Section 4, including all the terms of any prior mortgage or deed of trust, Beneficiary may take any action required to comply with any such covenants without waiving any other right or remedy it may have for Grantor's failure to comply. Repayment to Beneficiary of all the money spent by Beneficiary on behalf of Grantor shall be secured by this Deed of Trust; at Beneficiary's option, advance may be made against the Credit Agreement to pay amounts due hereunder; such shall not relieve Grantor from liability for failure to fulfill the covenants in Section 4. The amount spent shall bear interest at the rates from time to time applicable under the Credit Agreement and be repayable by Grantor on demand. Although Beneficiary may take action under this paragraph, Beneficiary is not obligated to do so.

**7. Remedies For Default.**

(a) Prompt performance under this Deed of Trust is essential. If Grantor doesn't pay any installment of the Debt on time, or any other event occurs that entitles Beneficiary to declare the unpaid balance of the Debt due and payable in full under the Credit Agreement, the Debt and any other money whose repayment is secured by this Deed of Trust shall immediately become due and payable in full, at the option of the Beneficiary, and all unpaid principal will thereafter bear interest at the Default Rate specified in the Credit Agreement. Additionally, if Beneficiary so requests in writing, Trustee shall sell the Property in accordance with Oregon law, at public auction to the highest bidder. Any person except Trustee may bid at the Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (i) to the expenses of the sale, including a reasonable trustee's fee and attorney's fee, (ii) to the obligations secured by this Deed of Trust; and (iii) the surplus, if any, shall be distributed in accordance with Oregon law.

(b) Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the Property which Grantor had or had the power to convey at the time of execution of this Deed of Trust and any interest which Grantor subsequently acquired. The Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust. This recital shall be prima facie evidence of such compliance and conclusive evidence of such compliance in favor of bona fide purchasers and encumbrancers for value.

(c) The power of sale conferred by this Deed of Trust is not an exclusive remedy. Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage or sue on the Credit Agreement according to law. In connection with any portion of the Property which is personal property, Beneficiary shall further be entitled to exercise the rights of a secured party under the Uniform Commercial Code as then in effect in the state of Oregon.

(d) By accepting payment of any sum secured by this Deed of Trust after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

8. **Condemnation; Eminent Domain.** In the event any portion of the Property is taken or damaged in an eminent domain proceeding, the entire amount of the award, or such portion as may be necessary to fully satisfy the obligation secured by this Deed of Trust, shall be paid to Beneficiary to be applied to the obligation.

9. **Fees and Costs.** Grantor shall pay Beneficiary's and Trustee's reasonable cost of searching records, other reasonable expenses as allowed by law, and reasonable attorney's fees, in any lawsuit or other proceeding to foreclose this Deed of Trust; in any lawsuit or proceeding which Beneficiary or Trustee prosecutes or defends to protect the lien of this Deed of Trust; and, in any other action taken by Beneficiary to collect the Debt, including without limitation any disposition of the Property under the State Uniform Commercial Code; and, any action taken in bankruptcy proceedings as well as any appellate proceedings.

10. **Reconveyance.** Trustee shall reconvey the Property to the person entitled thereto, on written request of Beneficiary, or following satisfaction of the obligations secured hereby, and Beneficiary and Trustee shall be entitled to charge Grantor a reconveyance fee together with fees for the recordation of the reconveyance documents unless prohibited by law.

11. **Trustee; Successor Trustee.** Beneficiary may, at its option, unless prohibited by law, appoint a successor Trustee from time to time in the manner provided by law. The successor trustee shall be vested with all powers of the original trustee. The Trustee is not obligated to notify any party hereto of a pending sale under any other deed of trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

12. **Miscellaneous.** This Deed of Trust shall benefit and obligate the heirs, devisees, legatees, administrators, executors, successors, and assigns of the parties hereto. The term "Beneficiary" shall mean the holder and owner of the note secured by this Deed of Trust, whether or not that person is named as Beneficiary herein. The words used in this Deed of Trust referring to one person shall be read to refer to more than one person if two or more have signed this Deed of Trust or become responsible for doing the things this Deed of Trust requires. This Deed of Trust shall be governed by and construed in accordance with federal law and, to the extent federal law does not apply, the laws of the State. If any provision of this Deed of Trust is determined to be invalid under law, the remaining provisions of this Deed of Trust shall nonetheless remain in full force and effect.

13. **Beneficiary and Similar Statements.** Beneficiary may collect a fee in the maximum amount allowed by law, for furnishing any beneficiary statement, payoff demand statement or similar statement.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF ACCEPTABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

By signing below, Grantor accepts and agrees to the provisions of this Deed of Trust and of any rider(s) executed by Grantor concurred therewith.

DATED at Washington Mutual, 2<sup>nd</sup> day of August, 2001

GRANTOR(S)

DAVID M CHABNER

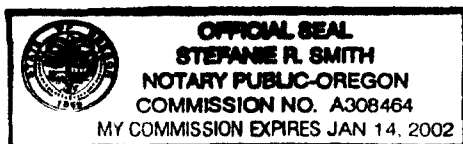
VICKI E CHABNER

39514

Loan Number: 0009126996

STATE OF Oregon )  
 )  
COUNTY OF Klamath ) ss.

This instrument was acknowledged before me on Aug 2, 2001, by  
David M. Chabner and Vicki E. Chabner



Stephanie R. Smith  
Notary Public for: Oregon  
My Commission expires Jan 14, 2002

**REQUEST FOR FULL RECONVEYANCE**  
Do not record. To be used only when Grantor's  
indebtedness has been repaid and Credit Agreement cancelled.

TO: TRUSTEE \_\_\_\_\_

The undersigned is Beneficiary of the within Deed of Trust, and the legal owner and holder of the Home Equity Line of Credit Agreement secured thereby. Said Deed of Trust is hereby surrendered to you for reconveyance and you are requested, upon payment of all sums owing to you, to reconvey, without warranty, to the person(s) entitled thereto, the right, title and interest now held by you thereunder.

DATED \_\_\_\_\_

By \_\_\_\_\_

Its \_\_\_\_\_

*Exhibit A***PARCEL 1:**

An irregular tract of land South of the Rock Creek Road, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Southerly boundary of the Rock Creek Road which is from the Southwest corner of the NW 1/4 NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, East 535 feet; North 5° 27' West 126.45 feet to a point on the most Westerly line of that tract of land described in Deed Volume 82, Page 398, Deed Records of Klamath County, Oregon; North 70° 35' East 128.19 feet; North 21° 30' West 151.3 feet to the South boundary of the Rock Creek Road and true point of beginning; thence South 21° 30' East 151.3 feet; thence South 70° 35' West 128.19 feet; thence South 5° 27' East to the South line of the NW 1/4 NW 1/4, Section 25, Township 38 South, Range 8 East of the Willamette Meridian; thence East along said South line to an iron pin which lies 400 feet West along said South line from its intersection with the South boundary of the Rock Creek Road and which marks the most Westerly corner of that tract of land described in Deed Volume 141, Page 25, Deed Records of Klamath County, Oregon; thence North 14° 32' East, 203.3 feet to an iron pin; thence North 35° 32' East to an iron pin on the South boundary of the Rock Creek Road; thence Westerly along said South boundary to the point of beginning, being all a part of the NW 1/4 NW 1/4, Section 25, Township 38 South, Range 8 East of the Willamette Meridian.

**SAVING AND EXCEPTING** the following parcel of land situated in the NW 1/4 NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of said NW 1/4 NW 1/4 from which the Southwest corner of said NW 1/4 NW 1/4 bears West, along said Southerly line NW 1/4 NW 1/4 534.96 feet; thence East, along said Southerly line of the NW 1/4 NW 1/4 181.49 feet to a 1/2 inch iron pin; thence leaving said Southerly line of the NW 1/4 NW 1/4, North 23° 37' 16" West 178.44 feet to a 1/2 inch iron pin; thence South 70° 31' 53" West along that certain parcel described in Deed Volume M-71 at Page 2800, Klamath County Deed Records, 130.43 feet to a 1/2 inch iron pin; thence South 06° 10' 21" East continuing along said deeded parcel, 120.72 feet to the point of beginning.

**ALSO EXCEPTING** a parcel of land situated in the NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point from which the N 1/16 of said Section 25 bears South 14° 32' West 145.3 feet and West 1117.39 feet; thence North 13° 15' 44" West 68.36 feet; thence North 35° 00' 00" East 41.26 feet to a point on the Southerly right of way line of Lakeshore Drive (Rock Creek Road); thence South 55° 38' 00" East along said Southerly right of way line 31.03 feet to the Northwest corner of that tract of land described in Deed Volume M-96, Page 8,821 of the Klamath County Deed Records; thence along the Westerly line of said Deed Volume M-96, Page 8,821 South 35° 32' West 32.77 feet and South 14° 32' 00" West 58.0 feet to the point of beginning.

**PARCEL 2:**

An irregular tract of land North of the Rock Creek Road, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the North boundary of the Rock Creek Road which is from the Southwest corner of the NW 1/4 NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, East 245 feet, North 336 feet, North 21° 45' East 56.5 feet, South 70° 33' East 57 feet; South 85° 24' East 123.8 feet, North 89° 47' East 61.8 feet and North 87° 08' East 84.2 feet to the true point of beginning; thence Easterly along the North boundary of the Rock Creek Road to the most Westerly corner of that tract of land described in Deed Volume 212, Page 403, Klamath County, Oregon, Deed Records; thence North 34° 22' East to the shore line of Upper Klamath Lake; thence Westerly along the shore line of Upper Klamath Lake to a point due North of the point of beginning; thence due South to the point of beginning, being all a part of the NW 1/4 NW 1/4 Section 25, Township 38 South, Range 8 East of the Willamette Meridian.

TOGETHER WITH all of the grantor's interest in the well described in the agreement between Wilbur D. Throop and Beverly J. Throop, first parties, Warren C. Bennet and Frances R. Bennet, second parties and C. F. O'Loughlin and Mary E. O'Loughlin, third parties, dated July 17, 1968, recorded July 25, 1968 in Volume M-68 at Page 6778, Records of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 08/07/01 at 11:09 a.m.  
In Vol. M01 Page 39510  
Linda Smith,  
County Clerk Fee \$ 51<sup>00</sup>