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State of Oregon

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REFERENCE#: 20012111623060ACCOUNT#: 0651-651-1312464-0001

SHORT FORM LINE OF CREDIT DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is 08/06/2001 and the parties are as follows:

TRUSTOR ("Grantor"):

MICHAEL N HERRON AND CHARLENE K HERRON, AS TENANTS BY THE ENTIRETY

whose address is:

3300 PLUM HILL RD KLAMATH FALLS, OR, 97601

TRUSTEE: Wells Fargo Financial National Bank
c/o Specialize Service

401 West 24th Street, National City, CA 91950

BENEFICIARY ("Lender"): WELLS FARGO BANK, N.A.
P.O. BOX 5140
PORTLAND, OR 97208

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, all of that certain real property located in the County of KLAMATH, State of Oregon, described as follows:
SEE ATTACHED EXHIBIT A

with the address of 3300 PLUM HILL RD KLAMATH FALLS, OR 97601

and parcel number of R3809 02200 00500 000 together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

3. **MAXIMUM OBLIGATION AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 48,000.00 together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("Secured Debt") of even date herewith, and all amendments, extensions, modifications, renewals or other documents which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is 09/05/2016.

A tract of land located in the E 1/2 of the NW 1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southeast corner of the NW 1/4 of Section 22; thence North 00° 46' 35" East, along the East boundary of the NW 1/4, 523.49 feet; thence North 53° 32' 36" West, 60.00 feet to the true point of beginning of this description; thence South 55° 06' 23" West, 753.42 feet to the West boundary of the E 1/2 of the SE 1/4 of the NW 1/4; thence North 00° 38' 07" East along the West boundary of the E 1/2 of the SE 1/4 of the NW 1/4, 1039.87 feet; thence Southeasterly 85.60 feet along the arc of a 100.00 foot radius curve to the right (long chord = South 76° 09' 26" East, 83.01 feet); thence South 51° 38' 02" East 170.98 feet; thence Southeasterly 188.56 feet along the arc of a 560.00 foot radius curve to the right (long chord = South 41° 59' 17" East, 187.67 feet); thence South 32° 20' 31" East 212.06 feet; thence Southeasterly 225.56 feet along the arc of a 609.56 foot radius curve to the left (long chord = South 42° 56' 34" East, 224.28 feet) to the true point of beginning.

TOGETHER WITH an easement 60 feet in width, measured at right angles, situated in Section 22, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, to which the centerline is more particularly described as follows:

Beginning at a point on the Northwestern right of way line of that certain county road known as "Old Fort Road" from which the center one-quarter corner of said Section 22 bears North 84° 26' 00" West, 1041.44 feet; thence from said point of beginning, North 50° 03' 34" West 9.54 feet; thence along the arc of a 830.00 foot radius curve to the left (Delta = 17° 46' 53" Long Chord = North 58° 57' 00" West, 256.55 feet) 257.59 feet; thence North 67° 50' 27" West, 64.34 feet; thence along the arc of a 800.00 foot radius curve to the right (Delta = 06° 59' 19" , Long cord = North 64° 20' 48" West 97.52 feet) 97.58 feet; thence North 60° 51' 08" West, 317.03 feet; thence along the arc of a 1400.00 foot radius curve to the right (Delta = 07° 18' 32", Long Chord = North 57° 11' 52" West, 178.47 feet) 178.59 feet; thence North 53° 32' 36" West 283.39 feet to a point on the East line of the E 1/2 of the SE 1/4 of the NW 1/4 of said Section 22 and the end of this easement, said point being further described as being North 00° 46' 35" East, 523.49 feet from said center one-quarter corner of Section 22.

4. MASTER FORM LINE OF CREDIT DEED OF TRUST. By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Master Form Line of Credit Deed of Trust ("Master Form"), inclusive, dated **February 1, 1997** and recorded on February 10, 1997 as Instrument Number 32645 in Book M 97 at Page 4115 of the Official Records in the Office of the Recorder of Klamath County, State of Oregon, are hereby incorporated into, and shall govern, this Security Instrument.

SIGNATURES: By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).

<u>Charlene K. Herron</u> CHARLENE K HERRON	Grantor	<u>8-7-01</u> Date
<u>Michael N. Herron</u> MICHAEL N HERRON	Grantor	<u>8-7-01</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

ACKNOWLEDGMENT:
(Individual)

STATE OF ORE, COUNTY OF Klamath } ss.

This instrument was acknowledged before me on 08-07-01 by _____

Charlene K Herron, Michael N Herron
Judy Mc Cullick
(Signature of notarial officer)

Notary
Title (and Rank)



My Commission expires: 06-30-01

(Seal)

State of Oregon, County of Klamath
Recorded 08/23/01 at 2:23 p. m.
In Vol. M01 Page 42911
Linda Smith,
County Clerk Fee \$ 31.00