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State of Oregon, County of Klamath  
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Linda Smith, County Clerk  
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State of Oregon

Space Above This Line For Recording Data

REFERENCE#: 20020397400155 ACCOUNT#: 0654-654-1548581-0001

## 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 02/19/2002 and the parties are as follows:

TRUSTOR ("Grantor"):

JASON L. ARMSTRONG AND MARY C. ARMSTRONG, HUSBAND AND WIFE.

whose address is:

2536 YONNA ST 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 31557  
BILLINGS, MT 59107

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 2536 YONNA STREET KLAMATH FALLS, OR 97601

and parcel number of 54488

, 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 \$ 22,500.00 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 03/15/2032.

## EXHIBIT A

ACAPS 20020397400155

A portion of Lots 2 and 3, Block 12, Tract 1143, RESUBDIVISION OF A PORTION OF BLOCKS 11, 12, 13, AND 14, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 2, Block 12, Tract 1143, Resubdivision of a portion of Blocks 11, 12, 13, and 14, Buena Vista Addition to the City of Klamath Falls, in the County Klamath, State of Oregon; thence South 09 degrees 32' 02" West 42.59 feet to a point; thence South 83 degrees 07' 15" West 151.02 feet to a point; thence North 01 degrees 00' 34" East 40 feet; thence North 83 degrees 07' East 160.02 feet to the point of beginning.

TOGETHER WITH that portion of vacated Buena Vista Street adjacent to the North line of said Lots 2 and 3, vacated by Ordinance #6195, recorded January 12, 1978 in Book m-78 at page 22875 and re-recorded November 15, 1979 in book M-79 at page 26923, Microfilm Records of Klamath County, Oregon.

**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>Jason L Armstrong</u>		<u>2/20/02</u>
JASON L ARMSTRONG	Grantor	Date
<u>Maryl Armstrong</u>		<u>2/20/02</u>
MARY ARMSTRONG	Grantor	Date
_____	Grantor	Date
_____	Grantor	Date
_____	Grantor	Date
_____	Grantor	Date

**ACKNOWLEDGMENT:**

(Individual)

STATE OF Oregon, COUNTY OF Tlanath } ss.

This instrument was acknowledged before me on Feb 20, 2002 by \_\_\_\_\_

Laura D. Bergman  
 (Signature of notarial officer)  
CSR Notary  
 Title (and Rank)

My Commission expires: Oct 2, 2005



(Seal)

13796

**ILLEGIBLE NOTARY SEAL DECLARATION**

**I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE  
DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS  
FOLLOWS:**

**Name of  
Notary:**

Laura D. Bergman

**Commission  
Number:**

350468

**Commission  
Expires:**

10-2-05

**Date & Place of  
Notary Execution:**

2-20-02

Klamath County

**Date & Place of  
This Execution:**

2-21-02

Washington County,

OR

*Janet Walker*  
Signature