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State of Oregon, County of Klamath  
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State of Oregon

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REFERENCE#: 20020387000037ACCOUNT#: 0654-654-1516299-0001

## 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 02/15/2002 and the parties are as follows:

TRUSTOR ("Grantor"):

JAMES D. RIMER, SR. AND DARLENE J. RIMER, HUSBAND AND WIFE

whose address is:

39570 MONTGOMERY DR SC10, OR, 97374

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 LINN, State of Oregon, described as follows:  
SEE ATTACHED EXHIBIT A

with the address of 39570 MONTGOMERY DR SC10, OR 97374

and parcel number of 33981

, 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 \$ 31,975.35 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 03/05/2022.

## Exhibit A

ACAPS: 20020387000037

THE REAL PROPERTY LOCATED IN THE CITY OF SCIO, COUNTY OF LINN, STATE OF OREGON, DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 AND LOT 1 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33 I TOWNSHIP 10 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON.

EXCEPT THE FOLLOWING:

BEGINNING AT A POINT ON THE SOUTH LINE OF COUNTY ROAD NO. 634, 60 FEET EAST OF AND NORTH 0 DEGREES 53 MINUTES WEST 1289.36 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 10 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON; THENCE NORTH 89 DEGREES 37 MINUTES EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD, 631.57 FEET; THENCE SOUTH 0 DEGREES 53 MINUTES EAST 1721.74 FEET; THENCE WEST PARALLEL TO THE CENTER OF SAID COUNTY ROAD, 638.56 FEET; THENCE NORTH PARALLEL AND 60 FEET EAST OF THE WEST LINE OF SECTION 28 AND SECTION 33, 1722.22 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT:

BEGINNING AT A POINT ON THE SOUTH LINE OF COUNTY ROAD NO. 634, 691.57 FEET EAST OF AND NORTH 0 DEGREES 53 MINUTES WEST 1289.36 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 10 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON; THENCE NORTH 89 DEGREES 37 MINUTES EAST 636.06 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE SOUTH 0 DEGREES 42 MINUTES 15 SECONDS EAST ALONG THE QUARTER SECTION LINE 1721.26 FEET; THENCE WEST PARALLEL TO THE CENTER LINE OF COUNTY ROAD NO. 634, 624.65 FEET, MORE OR LESS, TO A POINT THAT IS 698.56 FEET EAST OF THE WEST LINE OF SECTION 33, SAID TOWNSHIP AND RANGE; THENCE NORTH 0 DEGREES 53 MINUTES WEST 1721.74 FEET TO THE POINT OF BEGINNING.

**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 12, 1997** as Instrument Number **N/A** in Book **0852** at Page **314** of the Official Records in the Office of the Recorder of **LINN** 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>Darlene J. Rimer</u> DARLENE J RIMER	Grantor	<u>2-21-02</u> Date
<u>James D. Rimer</u> JAMES D RIMER	Grantor	<u>2-21-02</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

**ACKNOWLEDGMENT:**  
(Individual)

STATE OF Oregon, COUNTY OF Linn } ss.

This instrument was acknowledged before me on Feb 21, 2002 by \_\_\_\_\_

Darlene J. Rimer and James D. Rimer

Linda Freeman  
(Signature of notarial officer)

Notary Personal Bank  
Title (and Rank)

My Commission expires: August 11, 2003



(Seal)