

Wells Fargo Financial Bank
3201 N. 4th Avenue
Sioux Falls, South Dakota 57104

**OREGON REAL ESTATE MORTGAGE
 LINE OF CREDIT INSTRUMENT**

Maximum Principal Secured, \$200,000.

Know All Men by these Presents, to secure any advances (including future advances) on a line of credit issued pursuant to a Credit Card Account Agreement in the amount stated above as "Maximum Principal Secured," between Wells Fargo Financial Bank, Mortgagee, and Franklin Dahm Jr

And Lillian A Dahm

Husband And Wife, Mortgagors, said Mortgagors

do hereby grant, bargain, sell, and convey to Mortgagee the following described premises located in Klamath County, Oregon:

See Exhibit A attached hereto and made a part hereof.

State of Oregon, County of Klamath
 Recorded 04/30/2002 11:33 a.m.
 Vol M02, Pg 25530-31
 Linda Smith, County Clerk
 Fee \$ 2600 # of Pgs 2

Together with tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining. To have and to hold the same, with the appurtenances unto the Mortgagee, its successors and assigns forever.

This conveyance is intended as a mortgage to secure the payment to Mortgagee of Mortgagor's initial and future advances to Mortgagor under the Credit Card Account Agreement ("Agreement") between Mortgagor and Mortgagee, plus interest thereon on the outstanding principal balances from time to time at the applicable interest rate from time to time thereunder, as well as any future note or notes that may be executed and delivered to Mortgagee by Mortgagor from time to time as provided in said promissory note, the total outstanding indebtedness, however, never to exceed the sum of two hundred thousand dollars at any one time.

Mortgagors covenant that they will at their expense keep all buildings now or hereafter erected upon said property covered by fire and extended coverage insurance in an amount equal to the unpaid balance of said note or notes with loss payable to the Mortgagee, and will pay all taxes and assessments against said property and amounts due on any prior encumbrances, and if they shall fail to so insure or pay said amounts, the Mortgagee may arrange for such insurance and pay said amounts, and all amounts so paid shall become additional indebtedness due hereunder.

Mortgagors also covenant not to sell, convey or transfer said property or any portion thereof without Mortgagee's prior written consent and any such sale, conveyance to transfer without Mortgagee's prior written consent shall constitute a default under the terms hereof.

Now, if the sums of money due upon said instrument shall be paid according to agreement therein expressed, and the Mortgagor has terminated future advances, or the draw period has expired, and all amounts secured hereby have been paid in full, this conveyance shall be void, but in case default shall be made in payment of said sums of money due upon said instrument according to agreement therein expressed, then the Mortgagee and its legal representatives may sell the premises above described, with all and every of the appurtenances, or any part thereof, in the manner prescribed by law, and out of the money arising from such sale, retain the sums of money due upon said instrument according to agreement therein expressed, together with the taxable costs and disbursements to which the Mortgagee may become entitled as provided by law in its action to realize on the security, and the overplus, if any there be, pay over the Mortgagors.

The covenants contained herein shall bind and inure to the benefit of the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used the singular number shall be construed to include the plural, the plural the singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands this 25 day of April, 2002.

Sign Here 

Sign Here 

Done in the presence of:

STATE OF OREGON)
 COUNTY OF Jackson)ss.

On this 25 day of April, A.D. 2002, personally appeared the above named Franklin Dahm Jr
 And LILLIAN A DAHM, Husband And Wife and acknowledged the foregoing instrument to be:
 their voluntary act. Before me



My Commission Expires:

OR-942NOWLINE-0700(Also used by WA-100000-361)

Angela M Nieminen
 Notary Public

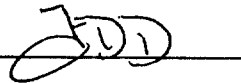
ADDENDUM FOR LEGAL DESCRIPTION OF MORTGAGE/DEED OF TRUST
DATED APRIL 25TH, 2002

25531

A part of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the quarter corner common to Section 31 and 32, Township 37 South, Range 9 East of the Willamette Meridian; thence North 89° 49' West 1444.55 feet; thence North 1° 10' East 520 feet to the Southeast corner of the herein described property; thence North 1° 10' East 100 feet; thence North 89° 49' West 582 feet, more or less, to a point on the Easterly right of way line of the Dalles-California Highway; thence Southerly along the Easterly right of way line to the Dalles-California Highway, 101.53 feet, more or less, to a point which is North 89° 49' West of the point of beginning; thence South 89° 49' East 602 feet, more or less, to the point of beginning.

FRANKLIN DAHM JR



LILLIAN A. DAHM

