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Wells Fargo Bank  
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State of Oregon, County of Klamath  
Recorded 06/11/2002 9:25 a. m.  
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Linda Smith, County Clerk  
Fee \$ 36<sup>00</sup> # of Pgs 4

State of Oregon

Space Above This Line For Recording Data

REFERENCE#: 20021287400164ACCOUNT#: 0654-654-2547511-1998

## 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  
05/13/2002 and the parties are as follows:  
TRUSTOR ("Grantor"):

JEROME A. GROENEVELD AND A. RUTH GROENEVELD, AS TENANTS BY THE ENTIRETY.

whose address is:

4502 SELMA AVE KLAMATH FALLS, OR, 97603

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 4502 SELMA AVENUE KLAMATH FALLS, OR 97603

and parcel number of R582364

, 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 \$ 50,000.00 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 05/13/2042.

**Exhibit A**

**33993**

ACAPS: 20021287400164

A TRACT OF LAND IN THE NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE QUARTER SECTION CORNER COMMON TO SECTIONS 14 AND 15, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89 DEGREES 46' EAST 277.5 FEET AND SOUTH 89 DEGREES 13  $\frac{1}{2}$ ' EAST 392.4 FEET ALONG THE SOUTHERLY BOUNDARY OF SUMMERS HEIGHTS, A PLATTED SUBDIVISION IN KLAMATH COUNTY, OREGON, TO THE NORTHWEST CORNER OF THE SAID NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  OF SAID SECTION 14; THENCE SOUTH ALONG THE WEST BOUNDARY OF SAME DISTANCE OF 30.0 FEET TO THE SOUTH BOUNDARY OF SUMMERS HEIGHTS AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID BOUNDARY A DISTANCE OF 100.0 FEET; THENCE EAST 100.0 FEET AND PARALLEL WITH THE NORTH BOUNDARY; THENCE NORTH 100.0 FEET; THENCE WEST 100.0 FEET TO THE TRUE 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 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><i>Jerome A. Groeneveld</i></u> JEROME A. GROENEVELD	Grantor	<u>5/16/02</u> Date
<u><i>A. Ruth Groeneveld</i></u> A. RUTH GROENEVELD	Grantor	<u>5/16/02</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

**ACKNOWLEDGMENT:**

(Individual)

STATE OF Oregon, COUNTY OF Klamath } ss.

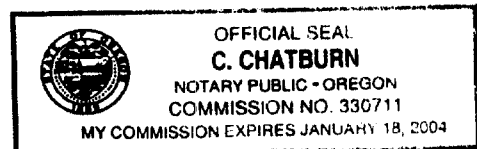
This instrument was acknowledged before me on 5-16-02 by \_\_\_\_\_

*Jerome A. Groeneveld* *A Ruth Groeneveld*

*C. Chatburn*  
(Signature of notarial officer)

*Notary*  
Title (and Rank)

My Commission expires: 1-18-2004



(Seal)

33995

**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: C. Chetburn

Commission  
Number: 330711

Commission  
Expires: 1-18-04

Date & Place of  
Notary Execution: 5-16-02 Klamath County, OR

Date & Place of  
This Execution: 5-17-02 Washington County, OR

Bessie Cohen  
Signature

WELLS FARGO BANK, N.A.