

AN
Recording Requested by:
Wells Fargo Bank
When Recorded Return to: Fidelity National LPS
P. O. BOX 19523
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Code: WFD

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#: 20022187000268ACCOUNT#: 0654-654-3755398-1998

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
08/21/2002 and the parties are as follows:
TRUSTOR ("Grantor"):

EUGENE A. SCOTT AND DONNA M. SCOTT, HUSBAND AND WIFE

whose address is:

2620 BISBEE ST 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 2620 BISBEE ST KLAMATH FALLS, OR 976036609

and parcel number of R528753

, 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 \$ 22,600.00 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 08/21/2042.

EXHIBIT A

ACAPS # 20022187000268

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

THE EAST ONE-HALF OF LOT 8, BLOCK 1, ALTAMONT ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON, EXCEPTING THE WEST 50 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO JOE YANCE BY QUITCLAIM DEED RECORDED AUGUST 25, 1981 IN BOOK M-81 AT PAGE 15138, MORE FULLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN THE NW 1/4 SE 1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, BEING A PORTION OF LOT 8, BLOCK 1, ALTAMONT ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 8, BLOCK 1, ALTAMONT ACRES AND THE WESTERLY RIGHT OF WAY LINE OF BISBEE STREET; THENCE NORTH 89 DEGREES 40 MINUTES WEST 97.10 FEET ALONG THE NORTH LINE OF SAID LOT 8 TO A POINT IN AN EXISTING FENCE LINE; THENCE SOUTH 0 DEGREES 58 MINUTES 55 SECONDS WEST 80.00 FEET ALONG SAID FENCE LINE TO A POINT; THENCE SOUTH 89 DEGREES 40 MINUTES EAST 98.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BISBEE STREET, SAID POINT BEING 25.00 FEET DISTANT FROM THE CENTERLINE OF BISBEE STREET; THENCE NORTH 0 DEGREES 01 MINUTES 50 SECONDS EAST 80.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THAT PORTION LYING WITHIN THE BOUNDARIES OF BISBEE STREET.

50000

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.
5. **RIDERS.** If checked, the following are applicable to this Security Instrument. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument.

☒ Third Party Rider

☒ Leasehold Rider

☒ Other _____

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).

Eugene A Scott
EUGENE A SCOTT Grantor

8/20/02
Date

Donna M. Scott
DONNA M SCOTT Grantor

8/20/02
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 08.20.02 by _____

Eugene A Scott, Donna M Scott

Judy McCullick
(Signature of notarial officer)

Title (and Rank)

My Commission expires: 06.30.06



(Seal)

50001

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:** JUDY MC CULLICK

**Commission
Number:** 357218

**Commission
Expires:** JUNE 30, 2006

**Date & Place of
Notary Execution:** AUGUST 20, 2002 KLAMATH COUNTY, OREGON

**Date & Place of
This Execution:** AUGUST 28, 2002 Washington County, OR

Pam Blackwood
PAM BLACKWOOD

WELLS FARGO BANK, N.A.