

Requested By: Wells Fargo Home Equity
When Recorded Mail to:
Fidelity National -LPS
P.O. BOX 19523 IRVINE CA 92623-9523
WFSRP1

State of Oregon, County of Klamath
Recorded 12/10/2002 9:30 a m.
Vol M02, Pg 71584-85
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

State of Oregon

Space Above This Line For Recording Data

REFERENCE#: 20022947000168ACCOUNT#: 0654-654-4871200-0001

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
11/12/2002 and the parties are as follows:
TRUSTOR ("Grantor"):

JAMES L. PHELAN III, AS TO AN UNDIVIDED 50% INTEREST AND LORI M. KNOBBE,
AS TO AN UNDIVIDED 50% INTEREST

whose address is:

430 PO BOX FORT KLAMATH, OR, 97626

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:

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

LOTS 5 AND 6 IN BLOCK 1 OF HOYT'S ADDITION TO FORT KLAMATH, OREGON.

with the address of 9009 HOYT ST FORT KLAMATH, OR 97626

and parcel number of 000R75493

, 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 \$ 36,734.00 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 11/21/2017.

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).

Lori M Knobbe
LORI M KNOBBE

Grantor

11/15/02

Date

James L. Phelan III
JAMES L. PHELAN III

Grantor

11/15/02

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 November 15, 2005

and Lori M Knobbe
and James L. Phelan III

Laura D. Bergman
(Signature of notarial officer)

Personal Banker
Title (and Rank)

My Commission expires Oct 2, 2005

