

'02 DEC 13 PM 12:17

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State of Oregon, County of Klamath  
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State of Oregon

Space Above This Line For Recording Data

REFERENCE#: 20023177000207ACCOUNT#: 0654-654-5034507-1998

**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 11/20/2002 and the parties are as follows:  
TRUSTOR ("Grantor"):  
PATRICIA CANE

whose address is:

25210 SPRAGUE RIVER RD SPRAGUE RIVER, OR, 97639

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 25210 SPRAGUE RIVER RD SPRAGUE RIVER, OR 976398627  
and parcel number of R324517, R324526, AND R324553, 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 \$ 30,000.00 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 11/20/2042.

**Exhibit A**

ACAPS: 20023177000207

**PARCEL 1:**

THE E ½ OF GOVERNMENT LOT 20 AND THAT PORTION OF THE E ½ OF GOVERNMENT LOT 13 LYING SOUTH OF THE SPRAGUE RIVER HIGHWAY, IN SECTION 13, TOWNSHIP 36 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

TOGETHER WITH AN UNDIVIDED ½ INTEREST IN WELL AND DITCHES IN GOVERNMENT LOT 14 AND RIGHT OF ACCESS TO OPERATE AND MAINTAIN SAID WELL.

**PARCEL 2:**

THE EASTERLY 400 FEET OF THE W ½ OF GOVERNMENT LOT 13 THAT LAYS SOUTH OF HIGHWAY AND THE EASTERLY 400 FEET OF THE W ½ OF GOVERNMENT LOT 20, SECTION 13, TOWNSHIP 36 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

**PARCEL 3:**

THE W ½ OF LOT 13, LYING SOUTH OF THE SPRAGUE RIVER HIGHWAY, EXCEPTING THEREFROM THE WEST 160 FEET, ALSO EXCEPTING THE EAST 400 FEET THEREOF, AND THE W ½ OF LOT 20, EXCEPTING THEREFROM THE WEST 160 FEET, ALSO EXCEPTING THE EAST 400 FEET THEREOF, ALL IN SECTION 13, TOWNSHIP 36 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

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).

<u>Patricia Cane</u>	Grantor	<u>11/22/02</u>	Date
_____	Grantor	_____	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 22, 2002 Patricia Cane

Laura D. Bergman  
(Signature of notarial officer)  
Personal Banker-Officer  
Title (and Rank)

My Commission expires: Oct 2, 2005

