

'03 FEB 20 AM 9:17

Vol M03 Page 10164

Recording Requested by:  
Wells Fargo Bank  
When Recorded Return to: Fidelity National LPS  
P. O. BOX 19523  
Irvine, CA 92623-9523  
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State of Oregon, County of Klamath  
Recorded 02/20/2003 9:17 m.  
Vol M03 Pg 10164-66  
Linda Smith, County Clerk  
Fee \$ 3.00 # of Pgs 1

State of Oregon

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REFERENCE#: 20030097000380ACCOUNT#: 0654-654-5874211-0001

## 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 01/17/2003 and the parties are as follows:  
TRUSTOR ("Grantor"):  
TERRY D. SANDUSKY AND ALICE M. SANDUSKY, HUSBAND AND WIFE.

whose address is:

7619 HIGHWAY 66 KLAMATH FALLS, OR, 97601

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:

BEGINNING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SECTION 23, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN; THENCE WESTERLY 77 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION LINE; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID NW 1/4 TO A POINT ON THE RIGHT OF WAY LINE OF THE KLAMATH FALLS-KENO HIGHWAY; THENCE NORTHEASTERLY ALONG THE RIGHT OF WAY LINE OF SAID HIGHWAY TO THE EAST LINE OF SAID NW 1/4; THENCE NORTHERLY ALONG THE EAST LINE OF SAID NW 1/4 OF THE PLACE OF BEGINNING, KLAMATH COUNTY, OREGON, BEING AN IRREGULAR TRACT OF LAND.

with the address of 7619 HIGHWAY 66 KLAMATH FALLS, OR 976019538 and parcel number of R-3908-023B0-00100-000, 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 \$ 20,000.00 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 02/20/2013.

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>Terry D. Sandusky</u> TERRY D SANDUSKY	Grantor	<u>1-17-03</u> Date
<u>Alice M. Sandusky</u> ALYCE M SANDUSKY	Grantor	<u>1-17-03</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

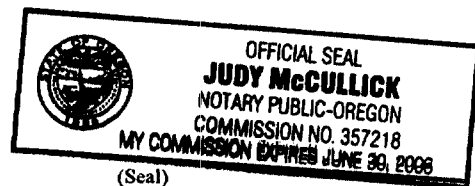
**ACKNOWLEDGMENT:**  
(Individual)

STATE OF OR, COUNTY OF Klamath } ss.

This instrument was acknowledged before me on 01-17-03 by \_\_\_\_\_

Terry D Sandusky, Alice M Sandusky  
Judy McCullick  
(Signature of Notarial officer)  
\_\_\_\_\_  
Title (and Rank)

My Commission expires: 06-30-06



(Seal)

**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 MCCULLICK

Commission  
Number: 357218

Commission  
Expires: JUNE 30, 2006

Date & Place of  
Notary Execution: JANUARY 17, 2003 KLAMATH COUNTY, OREGON

Date & Place of  
This Execution: JANUARY 22, 2003 Washington County, OR

  
DALLAS BROCK

WELLS FARGO BANK, N.A.