

State of Oregon, County of Klamath  
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State of Oregon

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REFERENCE#: 20030247400421 ACCOUNT#: 0654-654-6232876-1998

## 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 02/08/2003 and the parties are as follows:  
TRUSTOR ("Grantor"):

ARTHUR L. HUNT, AN UNMARRIED PERSON

whose address is:

6468 WASHINGTON SPC ST APT 119 YOUNTVILLE, CA, 94599

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 927 ADDISON ST KLAMATH FALLS, OR 97601

and parcel number of R212978

, 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 \$ 25,000.00 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 02/08/2043.

## Exhibit A

Acaps: 20030247400424

## PARCEL 1:

A PORTION OF LOTS 1, 13 AND 14, BLOCK 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF LOT 14, BLOCK 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, WHICH IS NORTH 55 DEGREES 38 MINUTES EAST, 143 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTH 35 DEGREES 11 MINUTES WEST, 66.45 FEET; THENCE SOUTH 47 DEGREES 32 MINUTES WEST, 11.6 FEET; THENCE SOUTH 45 DEGREES 38 MINUTES EAST, 1.79 FEET; THENCE SOUTH 41 DEGREES 27 MINUTES WEST, 29.85 FEET; THENCE NORTH 66 DEGREES 23 MINUTES WEST, 19.63 FEET TO A POINT ON THE LINE BETWEEN LOTS 13 AND 14 OF SAID BLOCK 76, WHICH IS NORTH 48 DEGREES 10 MINUTES EAST, 98 FEET FROM THE COMMON CORNER OF SAID LOTS 13 AND 14 ON THE NORTHEASTERLY LINE OF OREGON AVENUE; THENCE NORTH 43 DEGREES 19 MINUTES WEST, 38.6 FEET; THENCE NORTH 45 DEGREES 35 MINUTES WEST, 30 FEET, (THE LAST TWO COURSES BEING CHORDS OF A CURVE PARALLEL TO OREGON AVENUE), TO A POINT ON THE LINE BETWEEN LOTS 12 AND 13 OF SAID BLOCK 76, WHICH IS NORTH 43 DEGREES 10 MINUTES EAST, 98 FEET FROM THE COMMON CORNER OF SAID LOTS 12 AND 13 ON THE NORTHEASTERLY LINE OF OREGON AVENUE; THENCE NORTH 43 DEGREES 10 MINUTES EAST, 44.6 FEET, ALONG THE LINE BETWEEN SAID LOTS 12 AND 13 TO THE COMMON CORNER OF SAID LOTS ON THE SOUTHWESTERLY LINE OF LOT 4 OF SAID BLOCK 76; THENCE SOUTH 51 DEGREES 42 MINUTES EAST, 18.53 FEET, ALONG THE LINE BETWEEN SAID LOTS 4 AND 13, TO THE MOST SOUTHERLY CORNER OF SAID LOT 4; WHICH POINT IS ALSO, THE MOST WESTERLY CORNER OF LOT 1 OF SAID BLOCK; THENCE NORTH 43 DEGREES 28 MINUTES EAST, 34.93 FEET, ALONG THE LINE BETWEEN SAID LOTS 1 AND 4, TO THE MOST NORTHERLY CORNER OF SAID LOT 1, WHICH POINT IS ALSO, THE MOST WESTERLY CORNER OF SAID LOT 1, WHICH POINT IS ALSO, THE MOST WESTERLY CORNER OF LOT 2 OF SAID BLOCK; THENCE SOUTH 46 DEGREES 32 MINUTES EAST, 19 FEET, ALONG THE LINE BETWEEN SAID LOTS 1 AND 2; THENCE SOUTH 4 DEGREES 20 MINUTES EAST, 28.5 FEET; THENCE SOUTH 33 DEGREES 59 MINUTES EAST, 78.1 FEET; THENCE SOUTH 34 DEGREES 38 MINUTES EAST, 18.8 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 14, WHICH IS NORTH 55 DEGREES 38 MINUTES EAST, 153.5 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 14; THENCE SOUTH 55 DEGREES 38 MINUTES WEST, 10.5 FEET, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 14, TO THE POINT OF BEGINNING.

## PARCEL 2:

A PORTION OF LOTS 1 AND 14, BLOCK 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF LOT 14, BLOCK 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, WHICH IS NORTH 55 DEGREES 38 MINUTES EAST, 153.5 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTH 55 DEGREES 38 MINUTES EAST, 39.48 FEET, ALONG THE SOUTHEASTERLY LINE OF LOT 14 AND 1 OF SAID BLOCK 76, TO THE MOST SOUTHEASTERLY LINE OF LOT 14 AND 1 OF SAID BLOCK 76, TO THE MOST EASTERLY CORNER OF SAID LOT 1, WHICH POINT IS ALSO THE MOST SOUTHERLY CORNER OF LOT 2 OF SAID BLOCK; THENCE NORTH 46 DEGREES 32 MINUTES WEST, ALONG THE LINE BETWEEN SAID LOTS 1 AND 2, TO A POINT WHICH IS 19 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTH 4

**13368**

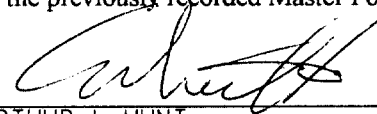
DEGREES 20 MINUTES EAST, 28.5 FEET; THENCE SOUTH 33 DEGREES 59 MINUTES EAST, 78.1 FEET; THENCE SOUTH 34 DEGREES 38 MINUTES EAST, 18.8 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

13369

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).

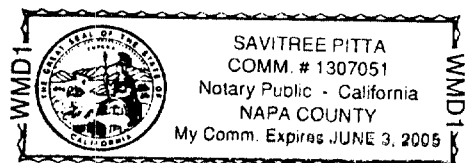
 _____ ARTHUR L HUNT	Grantor	<u>02/18/03</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

**ACKNOWLEDGMENT:**  
 (Individual)

STATE OF California, COUNTY OF NAPA } ss.  
 This instrument was acknowledged before me on February 18, 2003 by ARTHUR L. HUNT

\_\_\_\_\_  
 (Signature of notarial officer) Savitree Pitta, NOTARY  
 Title (and Rank)

My Commission expires: June 3rd 2005



(Seal)