

'03 MAY 20 AM 9:45

Vol M03 Page 33862

Recording Requested by:  
Wells Fargo Bank  
When Recorded Return to: Fidelity National LPS  
P. O. BOX 19523  
Irvine, CA 92623-9523  
Code: WFD

State of Oregon, County of Klamath  
Recorded 05/20/2003 9:45 a m.  
Vol M03 Pg 33862-66  
Linda Smith, County Clerk  
Fee \$ 4/00 # of Pgs 5

State of Oregon

Space Above This Line For Recording Data

REFERENCE#: 20030707200413 ACCOUNT#: 0654-654-7101244-1998

## 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 04/01/2003 and the parties are as follows:  
TRUSTOR ("Grantor"):  
MICHAEL A. MAURO AND SHEREE A. MAURO, HUSBAND AND WIFE

whose address is:

13741 KANN SPRINGS RD PO BOX 248 KENO, OR, 97627

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 PARCEL 2 OF LAND PARTITION 21-01, SITUATED IN THE SE 1/4 NE 1/4 SE 1/4 OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

with the address of 13741 KANN SPRINGS RD KENO, OR 97627  
and parcel number of 00R887634

, 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 \$ 50,000.00 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 04/01/2043.

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).

Michael A Mauro Grantor

4/25/03  
Date

Sherie A Mauro Grantor

4/24/03  
Date

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Date

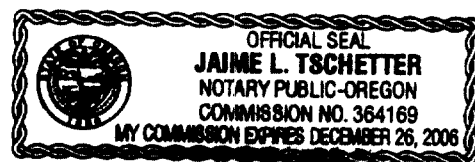
**ACKNOWLEDGMENT:**

(Individual)

STATE OF Oregon, COUNTY OF Klamath } ss.

This instrument was acknowledged before me on April 25th 2003 by Michael Mauro  
and Sherie Mauro

Jaime L. Tschetter  
(Signature of notarial officer) Jaime L. Tschetter  
Personal Banker  
Title (and Rank)



My Commission expires: 12/25/2003

(Seal)

ALL-PURPOSE ACKNOWLEDGEMENT

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State of Oregon, Klamath County} ss:

On April 24<sup>th</sup> 2003 before me, Sherrie A. Hunsio

Personally appeared \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

☐ Personally known to me -OR- ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

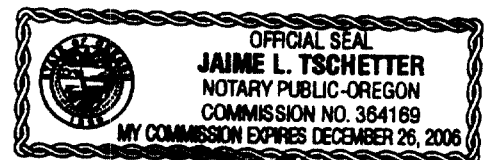
WITNESS my hand and official seal.

Signature: Jaime L. Tschetter

(notary seal)

Jaime L. Tschetter  
Name (typed or printed)

My Commission Expires: \_\_\_\_\_



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## ALL-PURPOSE ACKNOWLEDGEMENT

State of Oregon, Klamath County} ss:On April 25, 2003 before me, Michael A. Mauro

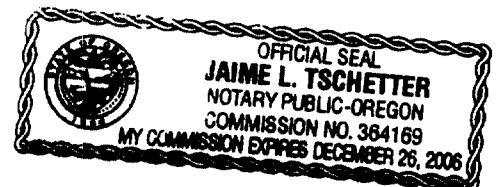
Personally appeared \_\_\_\_\_

☐ Personally known to me -OR- ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Jaime L. Tschetter

(notary seal)

Name (typed or printed) Jaime L. TschetterMy Commission Expires: Dec. 26, 2006

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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: JAIME L. TSCHETTER

Notary Commission

Number: 364169

Date Commission

Expires: December 26, 2006

Date and Place of

Notary Execution: April 25, 2003 KLAMATH County, Oregon

Date & Place of

This Execution: April 30, 2003 Washington County, OR



BRANDY WALSTROM

WELLS FARGO BANK, N.A.