

'03 MAY 20 AM 9:45

Vol M03 Page 33867

Recording Requested by:
Wells Fargo Bank
When Recorded Return to: Fidelity National LPS
P. O. BOX 19523
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Code: WFD

State of Oregon, County of Klamath
Recorded 05/20/2003 9:45 a m.
Vol M03 Pg 33867-69
Linda Smith, County Clerk
Fee \$ 3/00 # of Pgs 3

State of Oregon

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REFERENCE#: 20031047000163 ACCOUNT#: 0654-654-7626363-1998

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
04/28/2003 and the parties are as follows:

TRUSTOR ("Grantor"):

JOHN R. MARTIN AND KAREN MARTIN, HUSBAND AND WIFE

whose address is:

307 PO BOX 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 THE SE1/4 SE1/4 SE1/4 OF SECTION 20, TOWNSHIP 40 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON ALSO THAT PORTION OF THE SW1/4 SW1/4 SW1/4 OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE CORNER SECTION MARKER OF SECTIONS 20, 21, 29, 28, EAST A DISTANCE OF 240 FEET THENCE NORTH A DISTANCE OF 660 FEET THENCE WEST A DISTANCE OF 240 FEET THENCE SOUTH ALONG THE SECTION LINE 660 FEET TO POINT OF BEGINNING.

with the address of 12110 OVERLAND DR KLAMATH FALLS, OR 97603

and parcel number of 00R625540

, 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 \$ 148,000.00 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 04/28/2043.

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).

John R. Martin
JOHN R MARTIN

Grantor

Date

Karen D. Martin
KAREN MARTIN

Grantor

Date

05/01/03

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Oregon, COUNTY OF Tamuck } ss.

This instrument was acknowledged before me on

May 1, 2003 by

John R Martin

and Karen Martin

Laura D. Bergman
(Signature of notarial officer)
General Counsel
Title (and Rank)

My Commission expires:

Oct 2, 2005



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:

Laura O. Bergman

Commission
Number:

350468

Commission
Expires:

October 2nd 2005

Date & Place of
Notary Execution:

May 1st 2003 Klamath County, OR

Date & Place of
This Execution:

May 6, 2003 Beaver ton

Washington County, OR


Signature

WELLS FARGO BANK, N.A.