

Recording Requested by:
Wells Fargo Bank
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State of Oregon, County of Klamath
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Linda Smith, County Clerk
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State of Oregon

Space Above This Line For Recording Data

REFERENCE#: 20030937000063 ACCOUNT#: 0654-654-7451261-1998

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

04/18/2003 and the parties are as follows:

TRUSTOR ("Grantor"):

JIM L. EVINS AND JACQUELINE E. EVINS, HUSBAND AND WIFE, AS
JOINT TENANTS

whose address is:

PO BOX 448 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 LOT 1 IN BLOCK 3 SECOND ADDITION TO KENO HILLSIDE ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

with the address of 14055 KENO TERRACE DR KLAMATH FALLS, OR 97601

and parcel number of 00R501503

, 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 \$ 100,000.00 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 04/18/2043.

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).

JTM L EVINS

Grantor

4-21-03
Date

JACQUELINE E EVINS

Grantor

4-21-03
Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Oregon, COUNTY OF Jackson } ss.

This instrument was acknowledged before me on 4-21-03 by _____

Jim L Evans & Jacqueline E Evans

Tina Bruhns
(Signature of notarial officer)

PE
Title (and Rank)

My Commission expires: MARCH 7, 2006



(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: Tina Bruhne

Commission Number: 355503

Commission Expires: March 7, 2006

Date & Place of Notary Execution: 4-21-03 Jackson County Oregon

Date & Place of This Execution: 4-24-03 Washington County, OR

Raynie F. Heppner
Signature

WELLS FARGO BANK, N.A.