

'03 JUN 13 PM1:00

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 06/13/2003 1:00 P m.
Vol M03 Pg 40445-48
Linda Smith, County Clerk
Fee \$ 36⁰⁰ # of Pgs 41

State of Oregon

Space Above This Line For Recording Data

REFERENCE#: 20031257200209ACCOUNT#: 0654-654-8003858-0001

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 05/16/2003 and the parties are as follows:
TRUSTOR ("Grantor"):
ROBERT GERALD CAMPBELL

whose address is:

3228 LAVERNE AVE KLAMATH FALLS, OR, 97603

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 EXHIBIT A

with the address of 3228 LAVERNE AVE KLAMATH FALLS, OR 97603

and parcel number of R543193

, 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 \$ 65,000.00 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 06/05/2018

Exhibit A

Acaps# 20031257200209

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

PARCEL A: THE EAST 102.85 FEET OF THE WEST 202.70 FEET OF LOTS 17 & 18 IN BLOCK 6 OF THIRD ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, COMMONLY KNOWN AS 3228 LAVERNE, KLAMATH FALLS, OREGON, INCLUDING THE 1978 STATLER MOBILE HOME ON SAID PREMISES.

PARCEL B: THE EAST 96.85 FEET OF LOTS 17 & 18 IN BLOCK 6 OF THIRD ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH FALLS, OREGON, COMMONLY KNOWN AS 3240 LAVERNE, KLAMATH FALLS, OREGON.

PARCEL C: THE SOUTH 119.45 FEET OF THE WEST 99.85 FEET OF LOT 17 IN BLOCK 6 OF THIRD ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON, COMMONLY KNOWN AS 3837, AUSTIN, KLAMATH FALLS, OREGON.

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).

Robert Gerald Campbell
ROBERT GERALD CAMPBELL Grantor

05-16-2003
Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:

(Individual)

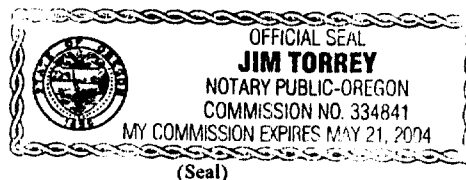
STATE OF Oregon, COUNTY OF Klamath } ss.

This instrument was acknowledged before me on 5-16-2003 by Robert Gerald Campbell

[Signature]
(Signature of notarial officer)

Notary Public
Title (and Rank)

My Commission expires: 5-21-04



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:

Jim Torrey

Commission
Number:

#334841

Commission
Expires:

May 21, 2004

Date & Place of
Notary Execution:

May 16, 2003 Klamath, Oregon

Date & Place of
This Execution:

May 21, 2003

Washington County, OR

Nancy L. Greer

WELLS FARGO BANK, N.A.