

Recording Requested by:  
Wells Fargo Bank  
When Recorded Return to: Fidelity National LPS  
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State of Oregon, County of Klamath  
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Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

State of Oregon

Space Above This Line For Recording Data

REFERENCE#: 20031927400189ACCOUNT#: 0661-661-1770883-0001

## 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  
09/03/2003 and the parties are as follows:

TRUSTOR ("Grantor"):

EUGENE A. SCOTT AND DONNA M. SCOTT, HUSBAND AND WIFE WHO  
ACQUIRED TITLE AS JOE EUGENE A. SCOTT AND DONNA M. SCOTT, HUSBAND AND WIFE

whose address is:

14213 RAVENWOOD DR KLAMATH FALLS, OR, 97601

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 31567

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 2620 BISBEE ST KLAMATH FALLS, OR 97603

and parcel number of 00R28763

, 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 \$ 44,000.00 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 09/20/2018.

## EXHIBIT A

20031927400189

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

THE EAST ONE-HALF OF LOT 8, BLOCK 1, ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPTING THE WEST 50 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO JOE YANCE BY QUITCLAIM DEED RECORDED AUGUST 25, 1981 IN BOOK M81 PAGE 15138, DEED RECORDS OF KLAMATH COUNTY OREGON, MORE FULLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN THE NW 1/4 SE 1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, BEING A PORTION OF LOT 8, BLOCK 1, ALTAMONT ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHLINE OF LOT 8, BLOCK 1, ALTAMONT ACRES, AND THE WESTERLY RIGHT OF WAY LINE OF BISBEE STREET; THENCE NORTH 89 DEGREES 40 MINUTES WEST 97.10 FEET ALONG THE NORTH LINE OF SAID LOT 8 TO A POINT IN AN EXISTING FENCE LINE; THENCE SOUTH 0 DEGREES 58 MINUTES 55 SECONDS WEST 80.00 FEET ALONG SAID FENCE LINE TO A POINT; THENCE SOUTH 89 DEGREES 40 MINUTES EAST 98.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BISBEE STREET, SAID POINT BEING 25.00 FEET DISTANT FROM THE CENTERLINE OF BISBEE STREET; THENCE NORTH 0 DEGREES 01 MINUTES 50 SECONDS EAST 80.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THAT PORTION LYING WITHIN THE BOUNDARIES OF BISBEE STREET, AS WIDENED BY INSTRUMENT RECORDED NOVEMBER 29, 1965 IN VOLUME M65 PAGE 4145, DEED RECORDS OF KLAMATH COUNTY 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 32845 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).

<u>Eugene A. Scott</u>	Grantor	<u>9/5/03</u>
		Date
<u>Donna M. Scott</u>	Grantor	<u>9/5/03</u>
		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 Sept 5, 2003 by Eugene A. Scott

and Donna M. Scott

Laura D. Bergman  
 (Signature of notarial officer)  
Personal Banker  
 Title (and Rank)

My Commission expires: Oct 2, 2005

