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Requested By: Wells Fargo Home Equity

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State of Oregon, County of Klamath

Recorded 11/18/03 9:22a. m

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Linda Smith, County Clerk

Fee \$ 36.00 # of Pgs 4

State of Oregon

Space Above This Line For Recording Data

REFERENCE#: 20032637200868ACCOUNT#: 0651-061-1969226-0001

## 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 09/29/2003 and the parties are as follows:

TRUSTOR ("Grantor"):

DELBERT E CASE JR, WHO ACQUIRED TITLE AS DELBERT EVERETT CASE, JR. AND RENE A CASE, WHO ACQUIRED TITLE AS RENE ANNETTE CASE, HUSBAND AND WIFE

whose address is:

8929 FAIRCLIFF LN 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:

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:  
PARCEL 3 OF LAND PARTITION 33-95 BEING A PORTION OF A PARCEL OF LAND SITUATED IN THE SE1/4 SE1/4 OF SECTION 30, TOWNSHIP 39 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, SAID PARCEL, BEING A PORTION OF SAID SE1/4 SE1/4 LYING SOUTHERLY OF THE CENTERLINE OF THE U.S.R.S. NO. 17 DRAIN, NORTHERLY OF THE LOST RIVER DIVERSION CANAL AND EASTERLY OF THE U.S.R.S. C-G CANAL.

with the address of 8929 FAIRCLIFF LN KLAMATH FALLS, OR 97603

and parcel number of R878727

, 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 \$ 143,771.00 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 11/01/2033.

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>Delbert E. Case Jr.</u>	Grantor	<u>10/03/03</u> Date
<u>Rene A. Case</u>	Grantor	<u>10-3-03</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

**ACKNOWLEDGMENT:**  
(Individual)

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_ } ss.

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

\_\_\_\_\_  
(Signature of notarial officer)

\_\_\_\_\_  
Title (and Rank)

My Commission expires: \_\_\_\_\_

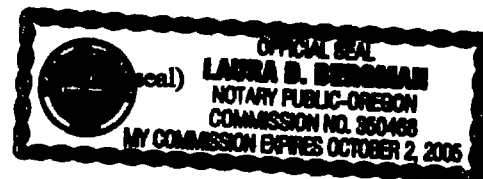
(Seal)

## ALL-PURPOSE ACKNOWLEDGEMENT

State of Oregon, Clatsop County} ss:On Oct 3, 2003 before me, Laura D BergmanPersonally appeared Delbert E Case Jr and  
Rene A Case

☐ 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: Laura D BergmanLaura D. Bergman  
Name (typed or printed)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 D. Bergman

Commission Number: 350468

Commission Expires: 10.2.05

Date & Place of Notary Execution: 10.3.03 Klamath CO, OR

Date & Place of This Execution: 12.17.03 Washington County, OR

*Toni Larson*  
Toni Larson

Signature

**WELLS FARGO BANK, N.A.**