

04 MAR 23 AM 9:20

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Recording Requested by:  
Wells Fargo Bank  
When Recorded Return to: Fidelity National LPS  
P. O. BOX 19523  
Irvine, CA 92623-9523  
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State of Oregon, County of Klamath  
Recorded 03/23/2004 9:20 A m  
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Linda Smith, County Clerk  
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State of Oregon

Space Above This Line For Recording Data

REFERENCE# 20040367000939 ACCOUNT# 0661-651-2555247-1998

## 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 02/19/2004 and the parties are as follows:

TRUSTOR ("Grantor"):  
CHARLES C. KAPPAS AND SHIRLEY KAPPAS, HUSBAND AND WIFE

whose address is: 6527 VALHALLA 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 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:  
LOT 8, BLOCK 4, FIRST ADDITION TO MOYINA MANOR, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

with the address of 6527 VALHALLA AVE KLAMATH FALLS, OR 976036302 and parcel number of 604751, 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 \$ 115,000.00 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 02/19/2044.

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 N/A

**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>Charles C. Kappas</u>	Grantor	<u>2-24-04</u>	Date
<u>Shirley Kappas</u>	Grantor	<u>2-24-04</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 2-24-04 by Charles C. Kappas  
& Shirley Kappas

[Signature]  
 (Signature of notarial officer)

Notary Public  
 Title (and Rank)

My Commission expires: 5-21-04



(Seal)

16264

**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**

Notary Commission  
Number:

**334841**

Date Commission  
Expires:

**May 21, 2004**

Date and Place of  
Notary Execution:

**February 24, 2004**

**KLAMATH**

**County, Oregon**

Date & Place of  
This Execution:

**February 28, 2004**

**Washington County, OR**

*Rose Marie R. Salehi*

RoseMarie R. Salehi

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