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WT-1396-5831

RECORDING COVER SHEET
PER ORS 205.234

Vol M04 Page 18615

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

State of Oregon, County of Klamath
Recorded 04/01/2004 11:11a m
Vol M04 Pg 18615-18
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

AFTER RECORDING RETURN TO:
name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238

WELLS FARGO FINANCIAL
1550 Biddle Road, Suite E
Medford, OR 97504

AMERITITLE has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

1. NAMES OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(A)
NOTE: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule
federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release
affecting title to or an interest in real property".

Thomas R. Decker
LOC

2. Grantor(s) as described in ORS 205.160.

Thomas R. Decker

3. Grantee(s) as described in ORS 205.160.

Wells Fargo

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey
fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$30,000.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING
ADDRESS: for instruments conveying or contracting to convey fee title to any real estate reference ORS 93.260.

3060
#111

**OREGON REAL ESTATE MORTGAGE
LINE OF CREDIT INSTRUMENT**

Maximum Principal secured \$30,000.00.

Know All Men by these Presents, to secure any advances (including future advances) on a line of credit issued pursuant to a Credit Card Account Agreement up to the amount stated above as "Maximum Principal Secured," between Wells Fargo Financial Bank, Mortgagee, and THOMAS R. DECKER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, Mortgagors, said Mortgagors do hereby grant, bargain, sell, and convey to Mortgagee the following described premises located in KLAMATH County, Oregon:

The description of the property is on a separate addendum attached to this Mortgage/Deed of Trust, which description is part of the Mortgage/Deed of Trust.

Together with tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining. To have and to hold the same, with the appurtenances unto the Mortgagee, its successors and assigns forever.

This conveyance is intended as a mortgage to secure the payment to Mortgagee of Mortgagor's initial and future advances to Mortgagor under the Credit Card Account Agreement ("Agreement") in the amount of \$20,000.00 between Mortgagor and Mortgagee, plus interest thereon on the outstanding principal balances from time to time at the applicable interest rate from time to time thereunder, as well as any future note or notes that may be executed and delivered to Mortgagee by Mortgagor from time to time as provided in said promissory note, the total outstanding indebtedness, however, never to exceed the sum of \$30,000.00 at any one time.

Mortgagors covenant that they will at their expense keep all buildings now or hereafter erected upon said property covered by fire and extended coverage insurance in an amount equal to the unpaid balance of said note or notes with loss payable to the Mortgagee, and will pay all taxes and assessments against said property and amounts due on any prior encumbrances, and if they shall fail to so insure or pay said amounts, the Mortgagee may arrange for such insurance and pay said amounts, and all amounts so paid shall become additional indebtedness due hereunder.

Mortgagors also covenant not to sell, convey or transfer said property or any portion thereof without Mortgagee's prior written consent and any such sale, conveyance to transfer without Mortgagee's prior written consent shall constitute a default under the terms hereof.

Now, if the sums of money due upon said instrument shall be paid according to agreement therein expressed, and the Mortgagor has terminated future advances, or the draw period has expired, and all amounts secured hereby have been paid in full, this conveyance shall be void, but in case default shall be made in payment of said sums of money due upon said instrument according to agreement therein expressed, then the Mortgagee and its legal representatives may sell the premises above described, with all and every of the appurtenances, or any part thereof, in the manner prescribed by law, and out of the money arising from such sale, retain the sums of money due upon said instrument according to agreement therein expressed, together with the taxable costs and disbursements to which the Mortgagee may become entitled as provided by law in its action to realize on the security, and the overplus, if any there be, pay over the Mortgagors.

The covenants contained herein shall bind and inure to the benefit of the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used the singular number shall be construed to include the plural, the plural the singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands this 26 day of MARCH, 2004.

Sign Here 

Sign Here 

18617

Done in the presence of:

STATE OF Oregon)
COUNTY OF Jackson) ss.

On this 26 day of MARCH, 2004, personally appeared the above named THOMAS R DECKER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY and acknowledged the foregoing instrument to be their voluntary act. Before me:

My Comm. Expires EMMANUEL PALADINO
OFFICIAL SEAL
NOTARY PUBLIC - OREGON
COMMISSION NO. 369149
Prepared by: Wells Fargo Financial Bank
My COMMISSION EXPIRES JUNE 30, 2008

PO Box 5943
Sioux Falls, SD 57117-5943

Return to:
Wells Fargo Financial Bank
PO Box 5943
Sioux Falls, SD 57117-5943

[Signature]
Notary Public

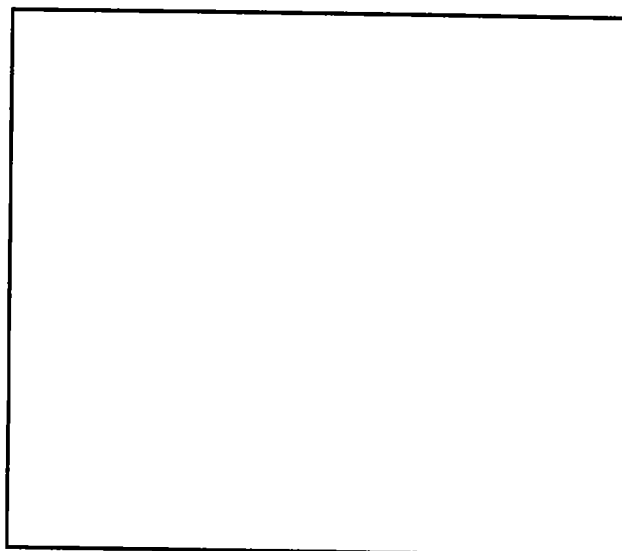


EXHIBIT "A"
LEGAL DESCRIPTION

18618

**Parcel 1 of Land Partition 16-92 situated in the N1/2 NW1/4 SE1/4 of Section 7, Township 39 South,
Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

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