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State of Oregon, County of Klamath
Recorded 04/13/2004 9:01 a m
Vol M04 Pg 21122-21
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 3

State of Oregon

Space Above This Line For Recording Data

REFERENCE#: 20040847200781 ACCOUNT#: 0861-851-8259340-1998

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 03/19/2004 and the parties are as follows:

TRUSTOR ("Grantor"):
ROBERT D. DAMUTH AND JUANITA M. DAMUTH, HUSBAND AND WIFE

whose address is: 1320 SHADOW LN KLAMATH FALLS, OR, 97801

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 31667
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 ATTACHED EXHIBIT

with the address of 1320 SHADOW LN KLAMATH FALLS, OR 97801 and parcel number of R380313 AND R882614, 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 \$ 120,000.00 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

Exhibit A

Reference #: 20040847200781

Acct #: 0651-651-6259340-1998

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

PARCEL 1:

LOT 3, SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WHICH LIES NORTH 89 DEGREES 28 MINUTES EAST ALONG THE SOUTH LINE OF LOT 3, A DISTANCE OF 439.2 FEET FROM THE IRON PIN WHICH MARKS THE SOUTHWEST CORNER OF SAID LOT 3, IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE NORTH 28 DEGREES 39 MINUTES EAST, A DISTANCE OF 687.2 FEET TO AN IRON PIN; THENCE SOUTH 63 DEGREES 21 MINUTES EAST, A DISTANCE OF 71 FEET TO AN IRON PIN; THENCE SOUTH 28 DEGREES 39 MINUTES WEST, A DISTANCE OF 660.7 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 89 DEGREES 28 MINUTES WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 79.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

LOT 3, IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WHICH LIES NORTH 89 DEGREES 28 MINUTES EAST ALONG THE 40 LINE A DISTANCE OF 101.0 FEET FROM THE IRON PIN WHICH MARKS THE SOUTHWEST CORNER OF LOT 3, IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE CONTINUING NORTH 89 DEGREES 28 MINUTES EAST ALONG THE 40 LINE A DISTANCE OF 337.4 FEET TO AN IRON PIN; THENCE NORTH 28 DEGREES 39 MINUTES EAST, A DISTANCE OF 687.2 FEET TO AN IRON PIN; THENCE AT RIGHT ANGLES NORTH 63 DEGREES 21 MINUTES WEST, A DISTANCE OF 300 FEET TO AN IRON PIN; THENCE AT RIGHT ANGLES SOUTH 28 DEGREES 39 MINUTES WEST A DISTANCE OF 841.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PARCEL DEEDED TO ROBERT D. AND JUANITA M. DAMUTH, RECORDED JUNE 17, 1976 IN BOOK M-76 AT PAGE 6806.

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 03/19/2044.

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 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 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>Robert D. Damuth</u>	Grantor	<u>3-19-04</u>	Date
<u>Juanita M. Damuth</u>	Grantor	<u>3/19/04</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 3-19-04 by Robert D. Damuth

& Juanita M. Damuth

(Signature of notarial officer)

Title (and Rank)

My Commission expires: 5-21-04



(Seal)