

'04 APR 20 AM 10:01

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 04/20/2004 10:01 a m  
Vol M04 Pg 23204-5  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

State of Oregon

Space Above This Line For Recording Data

REFERENCE# 20033857000431 ACCOUNT# 0851-851-2402807-1998

**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 02/20/2004 and the parties are as follows:

TRUSTOR ("Grantor"):  
WENDELL LOWE AND IRENE LOWE, HUSBAND AND WIFE

whose address is: 1114 FRED MANN RD LA PINE, OR, 97739

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:

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS THE SW1/2 SW1/8 NE1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SAVING AND EXCEPTING PROPERTY DEEDED TO KLAMATH COUNTY, IN VOLUME M21 PAGE 728 AND VOLUME M81 PAGE 731, DEED RECORDS OF KLAMATH COUNTY, OREGON.

with the address of 1114 FRED MANN RD LA PINE, OR 97739  
and parcel number of 00R126785

, 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 \$ 25,000.00 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 02/20/2044.

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 County, State of of the Official Records in the Office of the Recorder of KLAMATH 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).

Irene Lowe

IRENE LOWE

Grantor

2-23-04

Date

Wendell Lowe

WENDELL LOWE

Grantor

2-23-04

Date

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Date

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Grantor

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Date

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Grantor

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Date

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Grantor

\_\_\_\_\_  
Date

**ACKNOWLEDGMENT:**

(Individual)

STATE OF Oregon, COUNTY OF Deschutes ss.

This instrument was acknowledged before me on 2-23-2004 by Irene

and Wendell Lowe

[Signature]  
(Signature of notarial officer)

Lead Teller  
Title (and Rank)

My Commission expires: 4-9-07

