

State of Oregon, County of Klamath
Recorded 07/27/004 9:48 a m
Vol M04 Pg 48996-98
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

Recording Requested by:
Wells Fargo Bank
When Recorded Return to: Fidelity National LPS
P.O. BOX 19523
Irvine, CA 92623-9523
Code: WFD

State of Oregon

Space Above This Line For Recording Data

REFERENCE#:20041201154300 ACCOUNT#:0651-651-6740537-1998

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 06/17/2004 and the parties are as follows:

TRUSTOR ("Grantor"):
JEFFREY F. GARVIN

whose address is: 1701 BRONCO LN CHILOQUIN, OR, 97624

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:
SEE ATTACHED EXHIBIT

with the address of 1701 BRONCO LANE CHILOQUIN, OR 97624
and parcel number of R 789 944, 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

Exhibit A

Reference #: 20041201154300

Acct #: 0651-651-6740537-1998

THE EAST 208.71 FEET OF THE SOUTH 626.13 FEET OF THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF KLAMATH, STATE OF OREGON: THE S 1/2 NE 1/4 OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTH OF WOODLAND PARK, IN THE COUNTY OF KLAMATH, STATE OF OREGON, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS OF LAND: THAT PORTION CONTAINED IN CONTRACT OF SALE RECORDED DECEMBER 11, 1975 IN BOOK M75 AT PAGE 15639, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, AND THAT PORTION CONTAINED IN CONTRACT OF SALE RECORDED JULY 19, 1976 IN BOOK M76 AT PAGE 10913, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, ALSO EXCEPTING THEREFROM THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING IN THE S 1/2 NE 1/4 OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; BEGINNING AT THE NORTHWEST CORNER OF THE W 1/2 SW 1/4 NW 1/4 OF SAID SECTION 14, THIS CORNER BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE EAST ALONG THE NORTH LINE OF SAID W 1/2 SW 1/4 NW 1/4 OF SECTION 14 TO THE NORTHEAST CORNER OF SAID W 1/2 SW 1/4 NW 1/4 OF SECTION 14; THENCE SOUTH ALONG THE EAST LINE OF SAID W 1/2 SW 1/4 NW 1/4 OF SECTION 14 A DISTANCE OF 1,158 FEET TO A POINT; THENCE NORTH 60 DEGREES WEST 541 FEET TO A POINT; THENCE WEST 429 FEET TO A POINT; THENCE NORTH 887 FEET MORE OR LESS, TO THE SOUTH LINE OF WOODLAND PARK SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE OF WOODLAND PARK TO THE TRUE POINT OF BEGINNING.

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 06/17/2044.

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>Jeffrey F. Garvin</u> JEFFREY F. GARVIN	Grantor	<u>6-21-04</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Oregon, COUNTY OF Klamath } ss.

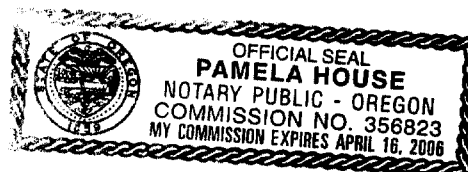
This instrument was acknowledged before me on June 21, 04 by _____

Jeffrey F. Garvin

Pamela House

(Signature of notarial officer)

Notary Public
Title (and Rank)



My Commission expires: 4-16-2006

(Seal)