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BILLINGS, MT 59107

State of Oregon

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REFERENCE#:20043117000037 ACCOUNT#:0654-654-0595611-1998

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 11/15/2004 and the parties are as follows:

TRUSTOR ("Grantor"):
JAMES B AND KATHLEEN A RAINS, HUSBAND AND WIFE

whose address is: 7736 DONEGAL 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 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:

PARCEL 1 LOT 18, SKYLINE VIEW, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, AND PARCEL 2 A PORTION OF LOT 7 IN SECTION 6, TOWN SHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 18, SKYLINE VIEW, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE ON THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON; THENCE SOUTH 38 FEET; THENCE EAST 100 FEET; THENCE NORTH 38 FEET TO THE SOUTHERLY LOT LINE OF LOT 18; THENCE WEST ALONG SAID SOUTHERLY LOT LINE 100 FEET TO THE POINT OF BEGINNING.

with the address of 7736 DONEGAL AVENUE KLAMATH FALLS, OR 97603 and parcel number of R589900, 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 \$ 50,000.00 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 11/15/2044.

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>James B Rains</u>	Grantor	<u>11/16/04</u>	Date
<u>Kathleen A. Rains</u>	Grantor	<u>11-16-04</u>	Date
_____	Grantor	_____	Date
_____	Grantor	_____	Date
_____	Grantor	_____	Date
_____	Grantor	_____	Date

ACKNOWLEDGMENT:

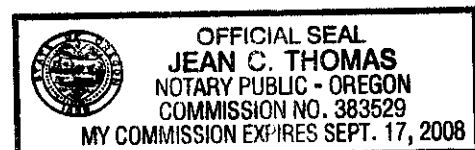
(Individual)

STATE OF OREGON, COUNTY OF KLAMATH } ss.

This instrument was acknowledged before me on 11-16-04 by _____

JAMES B RAINS & KATHLEEN A RAINS

Jean C Thomas
(Signature of notarial officer)
Notary
Title (and Rank)



My Commission expires: 9-17-08

(Seal)