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Vol M05 Page 50356

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State of Oregon

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REFERENCE#: 20051467000485 ACCOUNT#: 0651-651-8292299-1998

## 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 06/03/2005 and the parties are as follows:

TRUSTOR ("Grantor"):  
HRANT BOYADJIAN, AN UNMARRIED MAN

whose address is: 1411 CANBY ST KLAMATH FALLS, OR, 97601

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 1411 CANBY ST KLAMATH FALLS, OR 97601 and parcel number of R303255, 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 #: 20051467000485

Acct #: 0651-651-8292299-1998

A PORTION OF LOT 7 IN BLOCK 14 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF CANBY STREET AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH ON THE EAST LINE OF SAID LOT 7, A DISTANCE OF 150 FEET; THENCE WEST AND PARALLEL WITH CANBY STREET, A DISTANCE OF 10 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 50 FEET; THENCE WEST AND PARALLEL WITH CANBY STREET A DISTANCE OF 40 FEET TO THE WEST LINE OF SAID LOT 7; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 100 FEET TO CANBY STREET; THENCE EAST ALONG THE NORTH LINE OF CANBY STREET A DISTANCE OF 50 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE NORTHERLY 50 FEET OF THE EASTERLY 10 FEET OF LOT 7 IN BLOCK 14, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 06/03/2045.

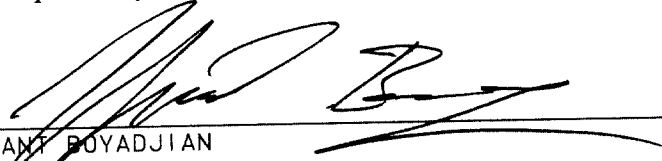
4. **MASTER FORM LINE OF CREDIT DEED OF TRUST.** By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Master Form Line of Credit Deed of Trust ("Master Form"), inclusive, dated **February 1, 1997** and recorded on February 10, 1997 as Instrument 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).

  
 HRANT BOYADJIAN \_\_\_\_\_ Grantor

6-7-05  
 Date

\_\_\_\_\_  
 Grantor

\_\_\_\_\_  
 Date

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 Grantor

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 Date

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 Grantor

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 Date

\_\_\_\_\_  
 Grantor

\_\_\_\_\_  
 Date

**ACKNOWLEDGMENT:**

(Individual)

STATE OF Oregon, COUNTY OF Clatsop } ss.This instrument was acknowledged before me on June 7, 05 by \_\_\_\_\_Grant BogachianPamela House

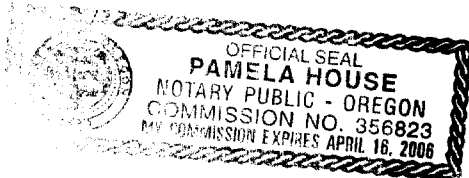
(Signature of notarial officer)

Deborah Bond

Title (and Rank)

My Commission expires: 4-16-2006

(Seal)



50360

**ILLEGIBLE NOTARY SEAL DECLARATION**

**I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:**

**Name of** PAMELA HOUSE  
**Notary:** \_\_\_\_\_

**Commission** 356823  
**Number:** \_\_\_\_\_

**Commission** APRIL 16, 2006  
**Expires:** \_\_\_\_\_

**Date & Place of** June 7, 2005 KLAMATH COUNTY, OR  
**Notary Execution:** \_\_\_\_\_

**Date & Place of** 6/10/2005  
**This Execution:** \_\_\_\_\_ Washington County, OR

  
\_\_\_\_\_  
Signature

**WELLS FARGO BANK, N.A.**