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Klamath County, Oregon

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State of Oregon

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REFERENCE#: 20052787300295ACCOUNT#: 0651-651-8946221-1998

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 10/12/2005 and the parties are as follows:

TRUSTOR ("Grantor"):

JAMES D. PATTERSON AND BEVERLY J. PATTERSON, NOT AS TENANTS
IN COMMON BUT WITH THE RIGHT OF SURVIVORSHIP, AS HUSBAND AND WIFE

whose address is: 18125 CLEAR CREEK RD REDDING, CA, 96001

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:

LOT 7 BLOCK 1 OF SUNNYLAND, A RESUBDIVISION OF THE SOUTH 10 ACRES OF
ENTERPRISE TRACT NO. 31, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

with the address of 1613 AVALON ST KLAMATH FALLS, OR 97603
and parcel number of R444488, 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 \$ 87,500.00 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 10/12/2045 .

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).

Beverly J. Patterson 10-13-05
BEVERLY J PATTERSON Grantor Date

James D Patterson 10-13-05
JAMES D PATTERSON Grantor Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

ACKNOWLEDGMENT:
(Individual)

STATE OF CA, COUNTY OF Shasta } ss.

This instrument was acknowledged before me on Oct. 13, 2005 by E M Edwards
James D. Patterson and Beverly J. Patterson

E M Edwards
(Signature of notarial officer)

Business Specialist
Title (and Rank)

My Commission expires: 02/06/08

