

**M05-68413**

Klamath County, Oregon

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Return Address:

Wells Fargo Bank, N.A.

DOCUMENT MANAGEMENT

P. O. BOX 31557

BILLINGS, MT 59107

State of Oregon

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REFERENCE#: 20052697300117 ACCOUNT#: 0651-651-8923310-0001

## 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 10/07/2005 and the parties are as follows:

TRUSTOR ("Grantor"):

LOREN G. YOUNG AND BETTY J. YOUNG, AS TENANTS BY THE ENTIRETY

whose address is: 1831 E LOWELL 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:

ALL OF LOT 18 IN BLOCK 4 OF HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON. ALSO, ALL THAT PORTION OF LOT 19 IN BLOCK 4 OF HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 19, THENCE NORTHWESTERLY ALONG THE LINE BETWEEN LOTS 18 AND 19 IN SAID BLOCK, A DISTANCE OF 140 FEET TO THE NORTHERLY LINE OF SAID LOT 19, THENCE NORTHEASTERLY PARALLEL TO LOWELL STREET, A DISTANCE OF 25 FEET; THENCE SOUTHEASTERLY, PARALLEL WITH SAID LINE BETWEEN LOTS 18 AND 19, A DISTANCE OF 140 FEET TO NORTHWESTERLY LINE OF LOWELL STREET THENCE SOUTHWESTERLY ALONG LOWELL STREET, A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING. —

with the address of 1831 E LOWELL ST KLAMATH FALLS, OR 976011826

and parcel number of R-186532

, 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 10/15/2012.

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).

Loren G Young  
LOREN G YOUNG Grantor

13 Oct 2005  
Date

Betty J Young  
BETTY J YOUNG Grantor

Oct 13, 2005  
Date

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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 Klamath } ss.

This instrument was acknowledged before me on October 13<sup>th</sup> 2005 by Loren G. Young & Betty J. Young

(Signature of notarial officer)

Title (and Rank)

My Commission expires: 5-22-07

