

**M05-68881**

Klamath County, Oregon

11/14/2005 08:11:22 AM

Pages 5 Fee: \$41.00

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State of Oregon

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REFERENCE#: 20052667200316 ACCOUNT#: 0650-650-0238511-0001

**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 10/18/2005 and the parties are as follows:

**TRUSTOR ("Grantor"):**

ROBERT D. HOFFINE AND RHONDA K. HOFFINE, HUSBAND AND WIFE

whose address is: 3015 KANE ST 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:  
SEE ATTACHED EXHIBIT

with the address of 3015 KANE STREET KLAMATH FALLS, OR 97603  
and parcel number of R548508

, 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 \$ 40,000.00 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 11/10/2015.

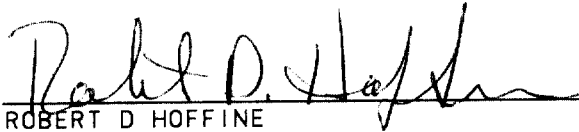
4. **MASTER FORM LINE OF CREDIT DEED OF TRUST.** By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Master Form Line of Credit Deed of Trust ("Master Form"), inclusive, dated **February 1, 1997** and recorded on February 10, 1997 as Instrument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

  
ROBERT D. HOFFINE

Grantor

10-20-05

Date

  
RHONDA K. HOFFINE

Grantor

10-20-05

Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

**ACKNOWLEDGMENT:**

(Individual)

STATE OF Oregon, COUNTY OF Klamath } ss.

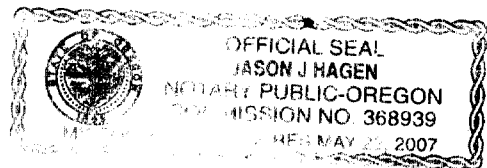
This instrument was acknowledged before me on October 20<sup>th</sup>, 2005 by \_\_\_\_\_

Robert D. Hoffine & Rhonda K. Hoffine

[Signature]  
(Signature of notarial officer)

\_\_\_\_\_  
Title (and Rank)

My Commission expires: 5-22-07



(Seal)

## Exhibit A

Reference #: 20052667200316

Acct #: 0650-650-0238511-0001

A TRACT OF LAND SITUATED IN TRACTS 1 AND 2A, HOMEDALE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, IN SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE EAST LINE OF SAID TRACT 2A, SAID IRON PIN BEING ON THE WEST BOUNDARY OF HOMEDALE ROAD AND BEING NORTH 0 DEGREES 20 MINUTES EAST A DISTANCE OF 594.00 FEET FROM THE SOUTHEAST CORNER OF SAID TRACT 2A; THENCE NORTH 0 DEGREES 20 MINUTES EAST ALONG THE WEST BOUNDARY OF HOMEDALE ROAD 185.76 FEET TO AN IRON PIN MARKING THE NORTHEAST CORNER OF SAID TRACT 2A, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF THE O.C. & E. RAILROAD; THENCE NORTH 66 DEGREES 39 MINUTES 30 SECONDS WEST (NORTH 66 DEGREES 42 MINUTES WEST BY PLAT) ALONG SAID RIGHT OF WAY LINE 233.66 FEET TO THE CENTERLINE OF THE EXISTING IRRIGATION DITCH AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 38 DEGREES 48 MINUTES 30 SECONDS WEST A DISTANCE OF 230.76 FEET; TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DEED VOLUME 337 PAGE 249; THENCE NORTH 74 DEGREES 37 MINUTES WEST A DISTANCE OF 60.41 FEET; THENCE SOUTH 25 DEGREES 48 MINUTES WEST A DISTANCE OF 60 FEET; TO A POINT ON THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED IN BOOK M67, PAGE 6 PARCEL NO. 2; THENCE NORTH 66 DEGREES 40 MINUTES WEST A DISTANCE OF 195 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF THAT PARCEL OF REAL PROPERTY DESCRIBED IN DEED VOLUME 306, PAGE 363; THENCE NORTH 22 DEGREES 00 MINUTES EAST A DISTANCE OF 10 FEET; THENCE NORTH 43 DEGREES 30 MINUTES WEST A DISTANCE OF 125.51 FEET TO THE EASTERLY BOUNDARY LINE OF KANE STREET; THENCE FOLLOWING SAID BOUNDARY LINE NORTH 22 DEGREES 00 MINUTES EAST A DISTANCE OF 77.05 FEET; THENCE SOUTH 66 DEGREES 42 MINUTES EAST A DISTANCE OF 114.24 FEET; THENCE NORTH 22 DEGREES 00 MINUTES EAST A DISTANCE OF 90 FEET; THENCE NORTH 66 DEGREES 02 MINUTES WEST A DISTANCE OF 114.24 FEET; THENCE NORTH 22 DEGREES 00 MINUTES EAST A DISTANCE OF 60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE O.C. & E. RAILROAD; THENCE SOUTH 66 DEGREES 42 MINUTES EAST ALONG THE SAID RAILROAD RIGHT OF WAY A DISTANCE OF 440 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. SAVING AND EXCEPTING THEREFROM A TRACT OF LAND SITUATED IN TRACT 1 OF THE HOMEDALE SUBDIVISION, IN SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN ON THE EAST LINE OF SAID TRACT 2A, SAID IRON PIN BEING ON THE WEST BOUNDARY OF HOMEDALE ROAD AND BEING NORTH 0 DEGREES 20 MINUTES EAST A DISTANCE OF 594.00 FEET FROM THE SOUTHEAST CORNER OF SAID TRACT 2A; THENCE NORTH 0 DEGREES 20 MINUTES EAST ALONG THE WEST BOUNDARY OF HOMEDALE ROAD 185.76 FEET TO AN IRON PIN MARKING THE NORTHEAST CORNER OF SAID TRACT 2A, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF THE O.C. & E. RAILROAD; THENCE NORTH 66 DEGREES 39 MINUTES 30 SECONDS WEST (NORTH 66 DEGREES 42 MINUTES WEST BY PLAT) ALONG SAID RIGHT OF WAY LINE 689.64 FEET TO A TWO INCH DIAMETER IRON PIPE ON THE EAST RIGHT OF WAY LINE OF KANE STREET FOR THE INITIAL POINT TO KANE PLACE CONDOMINIUM; THENCE SOUTH 22 DEGREES 02 MINUTES 30 SECONDS WEST ALONG THE EAST RIGHT OF WAY LINE OF KANE STREET 225.58 FEET TO A ONE INCH DIAMETER IRON PIPE; THENCE SOUTH 43 DEGREES 30 MINUTES 00 SECONDS EAST 128.24 FEET TO A ONE INCH DIAMETER IRON PIPE; THENCE SOUTH 23 DEGREES 07 MINUTES 21 SECONDS WEST 8.03 FEET TO A 1/2 INCH DIAMETER IRON ROD AT THE NORTHWESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED VOLUME 306 AT PAGE 363; THENCE SOUTH 66 DEGREES 07 MINUTES 50 SECONDS EAST 127.36 FEET TO A 1/2 INCH DIAMETER IRON ROD ON THE NORTH LINE OF A PARCEL OF LAND DESCRIBED IN BOOK M67, PAGE 6, PARCEL NUMBER 2; THENCE NORTH 22 DEGREES 41

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MINUTES 10 SECONDS EAST 285.17 FEET TO A POINT ON THE SOUTHERLY RIGHT OF  
WAY LINE OF O.C. & E.; THENCE NORTH 66 DEGREES 39 MINUTES 30 SECONDS WEST  
ALONG SAID RIGHT OF WAY 247.14 FEET TO THE INITIAL POINT.