

**M06-04533**

Klamath County, Oregon

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State of Oregon

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REFERENCE#: 20060377300590 ACCOUNT#: 0651-661-9563946-1998

## **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 02/15/2006 and the parties are as follows:

**TRUSTOR ("Grantor"):**  
ROBERT D. POWELL, A MARRIED MAN AND ROCHELLE D. POWELL, A MARRIED WOMAN AS TENANTS BY ENTIRETY

whose address is: 10238 MOURNING DOVE DR KLAMATH FALLS, OR, 97601

**TRUSTEE:** Wells Fargo Financial National Bank  
PO Box 31557  
Billings, MT 59107

**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:

The following described real property, free of encumbrances except as specifically set forth herein: Lot 522 of Running Y Resort Phase 5, recorded May 18, 1998 according to the official plat thereof on file in the Office of the County of Clerk of Klamath County, Oregon.

with the address of 10238 MOURNING DOVE DR KLAMATH FALLS, OR 97601 and parcel number of R883793 , 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 \$ 100,000.00 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 02/15/2046.
- 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 POWELL	Grantor	<u>2-17-06</u>	Date
	ROCHELLE D. POWELL	Grantor	<u>2-17-06</u>	Date
<hr/>		Grantor	<hr/>	Date
<hr/>		Grantor	<hr/>	Date
<hr/>		Grantor	<hr/>	Date

**ACKNOWLEDGMENT:**

(Individual)

STATE OF Oregon, COUNTY OF Klamath, } ss.

This instrument was acknowledged before me on Feb 17 2006 by

Robert D Powell Rochelle D Powell

Katrina Hardman

(Signature of notarial officer)

Personal Banker

Title (and Rank)

My Commission expires: October 5 2009

