

**M06-04975**

Klamath County, Oregon

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Return Address:

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BILLINGS, MT 59107

State of Oregon

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REFERENCE#: 20060537300267 ACCOUNT#: 0651-651-9622853-0001

**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 03/01/2006 and the parties are as follows:

TRUSTOR ("Grantor"):

FRANK J. PETROSKI, AN UNMARRIED MAN AND CHARESE C. PETROSKI, AN UNMARRIED WOMAN WITH THE RIGHT OF SURVIVORSHIP

whose address is: 1553 GARY ST KLAMATH FALLS, OR, 97603

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:  
LOT 8 NEW DEAL TRACTS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK KLAMATH COUNTY OREGON. ALSO LOT 7 NEW DEAL TRACTS.

with the address of 1553 GARY ST KLAMATH FALLS, OR 97603  
and parcel number of R448457, 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 \$ 64,000.00 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 03/15/2036 .
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).

Charese C Petroski  
CHARESE C PETROSKI Grantor

3-2-06  
Date

Frank J Petroski  
FRANK J. PETROSKI Grantor

3-2-06  
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 Mar 2, 2006 by Frank J Petroski

Chaprese C Petroski

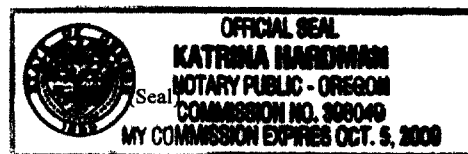
Katrina Hardman

(Signature of notarial officer)

Personal Bank

Title (and Rank)

My Commission expires: Oct 5, 2009



**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

Notary: **KATRINA HARDMAN**

Notary Commission

Number: **398040**

Date Commission

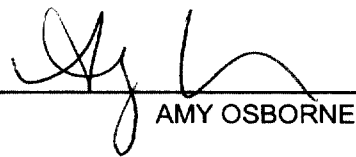
Expires: **October 5, 2009**

Date and Place of

Notary Execution: **March 2, 2006** **KLAMATH** **County, Oregon**

Date & Place of

This Execution: **March 3, 2006** **Washington County, OR**

  
AMY OSBORNE

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