

M06-07099

Klamath County, Oregon

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Pages 3 Fee: \$31.00

Return Address:

Wells Fargo

State of Oregon

Space Above This Line For Recording Data

REFERENCE#: 20060397100524ACCOUNT#: 0654-654-2353902-0001

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 03/16/2006 and the parties are as follows:

TRUSTOR ("Grantor"):
KATHLEEN A. O'DONNELL, AN UNMARRIED WOMAN

whose address is: 6402 ONYX AVE KLAMATH FALLS, OR, 97603

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

BENEFICIARY ("Lender"):

- 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 1, BLOCK 15 OF TRACT 1108, SEVENTH ADDITION TO SUNSET VILLAGE,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLARK OF KLAMATH COUNTY, OREGON.

with the address of 6402 ONYX AVE KLAMATH FALLS, OR 97603
and parcel number of R-562652, 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 \$ 14,200.00 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 04/02/2016.
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).

Kathleen A. O'Donnell
KATHLEEN A. O'DONNELL Grantor

3-15-2006
Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Oregon, COUNTY OF Clatsop ss.

This instrument was acknowledged before me on Mar 15, 06 by _____

Kathleen A O'Donnell

Katrina Hardman

(Signature of notarial officer)

Personal Banker

Title (and Rank)

My Commission expires: Oct 5, 2009

