

**M06-07237**

Klamath County, Oregon

04/13/2006 03:06:36 PM

Pages 5 Fee: \$41.00

Until a change is requested, all tax statements shall be sent to the following address:

**PHILLIP DUFFY  
4795 ONYX DR  
KLAMATH FALLS, OREGON 97603**

Prepared by:  
Wells Fargo Bank, N.A.

Return Address:  
P.O. Box 31557 MAC B6908-012  
Billings, MT 59107-9900

TAX ACCOUNT NUMBER  
R890322

*1st 578383*

State of Oregon  
REFERENCE #: 20060877700317

Space Above This Line For Recording Data  
Account number: 650-650-1314087-0XXX

**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 APRIL 6, 2006 and the parties are as follows:

TRUSTOR ("Grantor"): **PHILLIP DUFFY AND MELLISA DUFFY, HUSBAND AND WIFE**

whose address is: **4795 ONYX DR, KLAMATH FALLS, OREGON 97603**

TRUSTEE: **Wells Fargo Financial National Bank, c/o Specialized Services, PO Box 31557 Billings, MT 59107**

BENEFICIARY ("Lender"): **Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104**

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**

This deed of trust is 2nd and subject to a deed of trust securing the note in the amount of \$222,966.00 recording concurrently herewith.

with the address of 2721 SIERRA HEIGHTS DRIVE, KLAMATH FALLS, OREGON 97603 and parcel number of R890322, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas

ORDEED-short, CDP.V1 (06/2002)



2/5

Documents Processed 04-06-2006, 13:05:40

*HIF*

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 \$ 55,742.00 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 APRIL 6, 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 2/10/1997 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.

☐ N/A Third Party Rider

☐ N/A Leasehold Rider

☐ N/A 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).

Phillip Duffy  
Grantor **PHILLIP DUFFY**

4/7/06  
Date

Mellisa Duffy  
Grantor **MELLISA DUFFY**

4/7/06  
Date

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Date



---

Grantor Date

---

Grantor Date

---

Grantor Date



**ACKNOWLEDGMENT:**

(Individual)

STATE OF OREGON  
COUNTY OF KLAMATH

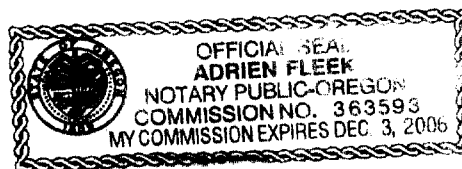
} ss  
} ss.

This instrument was acknowledged before me on  
**PHILLIP DUFFY And MELLISA DUFFY**

April 7, 2006 by

Adrien Fleeck  
(Signature of notarial officer)

Esrow Officer  
Title NOTARY PUBLIC



My Commission expires: 12-3-06

(Seal)

ORDEED-short, CDP.V1 (06/2002)



5/5

Documents Processed 04-06-2006, 13:05:40

## EXHIBIT "A"

Lot 8, Tract 1383, Sierra Heights, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.