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Klamath County, Oregon

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State of Oregon

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REFERENCE#: 20060677200162 ACCOUNT#: 0651-651-9745726-1998

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 03/27/2006 and the parties are as follows:

TRUSTOR ("Grantor"):
ANGELA D. SCOTT AND ADAM SCOTT, HUSBAND AND WIFE

whose address is: 2587 GRAPE ST 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:
SEE ATTACHED EXHIBIT —

with the address of 2587 GRAPE ST KLAMATH FALLS, OR 97601
and parcel number of R768529, 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.

Exhibit A

Reference #: 20060677200162

Acct #: 0651-651-9745726-1998

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN KLAMATH COUNTY, OREGON:
A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 E.W.M.:
BEGINNING AT THE SOUTHEAST CORNER OF THE SW1/4 SW1/4 OF SAID SECTION 5;
THENCE N 08 DEGREES 59 MINUTES W. 52.70 FEET; THENCE N. 00 DEGREES 18
MINUTES W. 216.09 FEET; THENCE N. 89 DEGREES 27 MINUTES W 200.00 FEET TO
THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME 260
PAGE 687 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N. 89
DEGREES 27 MINUTES W. TO THE EASTERLY RIGHT OF WAY LINE OF THE
DALLES-CALIFORNIA HIGHWAY AS DESCRIBED IN DEED VOLUME M67 PAGE 8644,
KLAMATH COUNTY DEED RECORDS; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY
LINE TO ITS INTERSECTION WITH THE EAST LINE OF THAT TRACT OF LAND
DESCRIBED IN SAID DEED VOLUME 260 PAGE 687; THENCE S. 00 DEGREES 18
MINUTES E. ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING OF THIS
DESCRIPTION. A STRIP OF LAND THIRTY (30) FEET IN WIDTH, ADJACENT TO THE
SOUTHEASTERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY (AS
DESCRIBED IN DEED VOLUME M67 PAGE 9771, KLAMATH COUNTY DEED RECORDS) AND
ACROSS THE NORTHWESTERLY PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED
VOLUME M66 PAGE 6547, KLAMATH COUNTY DEED RECORDS, SAID STRIP OF LAND
BEING SITUATED IN THE SW 1/4 SW 1/4 OF SECTION 5, T. 39 S., R. 9 E. W. M.,
KLAMATH COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SW 1/4 SW 1/4 OF SAID SECTION 5;
THENCE S. 00 DEGREES 18 MINUTES E. 572 FEET; THENCE S. 89 DEGREES 42
MINUTES W. TO A POINT THAT IS THIRTY (30) FEET DISTANT FROM, MEASURED AT
RIGHT ANGLES TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE
DALLES-CALIFORNIA HIGHWAY, SAID POINT BEING THE TRUE POINT OF BEGINNING OF
THIS DESCRIPTION; THENCE SOUTHWESTERLY, PARALLEL TO AND THIRTY (30) FEET
DISTANT FROM SAID RIGHT OF WAY LINE TO THE WEST LINE OF THAT TRACT OF LAND
DESCRIBED IN SAID DEED VOLUME M66 PAGE 6547; THENCE N. 0 DEGREES 18
MINUTES W. ALONG SAID WEST LINE TO THE SOUTHEASTERLY LINE OF SAID HIGHWAY;
THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID HIGHWAY TO THE
NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN SAID DEED VOLUME M68 PAGE
6547; THENCE N. 89 DEGREES 42 MINUTES E. TO THE TRUE POINT OF BEGINNING OF
THIS DESCRIPTION.

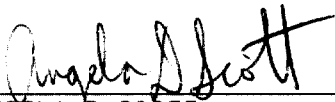
3. **MAXIMUM OBLIGATION AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 32,000.00 together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("Secured 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 03/27/2046 .
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).



ANGELA D SCOTT Grantor

3-28-06

Date



ADAM SCOTT Grantor

3-28-06

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 March 28 2006 by _____

Adam Scott Angela D Scott

Katrina Hardman

(Signature of notarial officer)

Personal Banker

Title (and Rank)

My Commission expires: October 5, 2009

