

mtc-73970st

RECORDING COVER SHEET

ALL TRANSACTIONS, ORS: 205.234

This cover sheet has been prepared by the person
Presenting the attached instrument for recording.
Any errors in this cover sheet DO NOT affect the
Transaction(s) contained in the instrument itself.

THIS SPACE RESERVED FOR
COUNTY RECORDING USE ONLY

AFTER RECORDING RETURN TO:

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

PRINT or TYPE ALL INFORMATION

The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is **APRIL 20, 2006**

1) **NAME(S) OF THE TRANSACTION(S) required by ORS 205.234(a)**
Deed Of Trust

2) **DIRECT PARTY / GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160**

JEDIDIAH S ETTERS

3) **INDIRECT PARTY / GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160**
Wells Fargo Bank, N.A.

4) **TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**
\$ 200,000.00

5) **FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERKS LEIN RECORDS,**
ORS 205.121(1)(e)

6) **THE AMOUNT OF THE CIVIL PENALTY or THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER**
CHARGES FOR WHICH THE WARRANT< ORDER OR JUDGMENT WAS ISSUED. ORS 205.125(1)(c) and ORS 18.325

7) **Rerecorded to correct**
Previously recorded as

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



1/5

Documents Processed 04-20-2006, 14:03:22

46.00

Until a change is requested, all tax statements shall be
sent to the following address:
JEDIDIAH S ETTERS
800 DUFFY AVE
KLAMATH FALLS, OREGON 97601

Prepared by:
Wells Fargo Bank, N.A.
DAVID NELSON
DOCUMENT PREPARER
7600 OFFICE PLAZA DR
WEST DES MOINES, IOWA 50266
515-221-5242

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

TAX ACCOUNT NUMBER
3809-028BD-00200-000

_____**State of Oregon**_____ **Space Above This Line For Recording Data**_____
REFERENCE #: 20060753637703 **Account number: 650-650-1477603-0XXX**

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 20, 2006** and the parties are as follows:

TRUSTOR ("Grantor"): **JEDIDIAH S. ETTERS**

whose address is: **800 DUFFY AVE, KLAMATH FALLS, OREGON 97601**

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

with the address of **800 DUFFY AVE, KLAMATH FALLS, OREGON 97601** and parcel number of **3809-028BD-00200-000**, 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 \$ 200,000.00 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 MAY 4, 2021.

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).

Grantor JEDIDIAH S ETTERS

Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date



Grantor

Date

Grantor

Date



ACKNOWLEDGMENT:

(Individual)

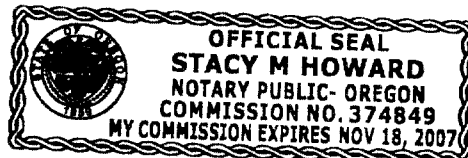
STATE OF OREGON
COUNTY OF KLAMATH

} ss
} ss.

This instrument was acknowledged before me on April 20, 20 06 by
JEDIDIAH S ETTERS

Stacy M Howard
(Signature of notarial officer)

Escrow Officer
Title NOTARY PUBLIC



My Commission expires: Nov 18, 2007

(Seal)

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



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EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SE1/4 NW1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 26, LOMA LINDA HEIGHTS; thence North 68° 45' East a distance of 154.81 feet to the most Westerly corner of parcel deeded to the California Oregon Power Co. by Deed Volume 96, page 240; thence South 21° 15' East along the Southwesterly line of said parcel, a distance of 139.0 feet; thence South 58° 09' 23" East along the Southerly line of parcel deeded to Oregon Water Corporation by Deed Volume 359, page 35, a distance of 185.84 feet to the East line of said SE1/4 NW1/4; thence South along said East line a distance of 248 feet, more or less, to the Northeast corner of Lot 31, LOMA LINDA HEIGHTS; thence North 39° 38' West along the Northeasterly line of LOMA LINDA HEIGHTS, a distance of 548.1 feet to the point of beginning.

Tax Account No: 3809-028BD-00200-000

Key No: 218160