

M06-08369

Klamath County, Oregon

04/28/2006 12:05:25 PM

Pages 6 Fee: \$46.00

RECORDING COVER SHEET

1st 795895

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 27, 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**

STEVEN FEDERICO

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**

\$ 10,500.00

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)



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HeF

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

STEVEN FEDERICO
6410 WILLMOTT
KLAMATH FALLS, OREGON 97603-0000

Prepared by:
Wells Fargo Bank, N.A.
AMANDA BROWN

503-353-4973

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

TAX ACCOUNT NUMBER

State of Oregon
REFERENCE #: 20060934900165

Space Above This Line For Recording Data
Account number: 650-650-1580075-0XXX

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 27, 2006 and the parties are as follows:

TRUSTOR ("Grantor"): **STEPHEN FEDERICO, A MARRIED PERSON**

whose address is: **6410 WILLMOTT, KLAMATH FALLS, OREGON 97603-0000**

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:
ATTACH LEGAL DESCRIPTION TO DEED OF TRUST FOR RECORDING

This deed of trust is 2nd and subject to a deed of trust securing the note in the amount of \$84,000.00 recording concurrently herewith.

with the address of 329 MARTIN ST, KLAMATH FALLS, OREGON 97603-0000 and parcel number of __, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and

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



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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.

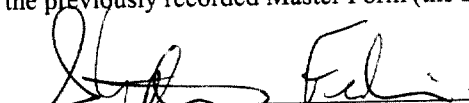
3. **MAXIMUM OBLIGATION AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 10,500.00 together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("Secured 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 20, 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 **STEVEN FEDERICO**

4/28/06
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 28, 2006 by Stephen ~~STEVEN~~ **FEDERICO**

Adrien Fleeck
(Signature of notarial officer)

Escrow Officer
Title **NOTARY PUBLIC**

My Commission expires: 12-3-06



(Seal)

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EXHIBIT "A"

A portion of Lots 15 and 16 in Block 21, Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Lot 15 in Block 21, Industrial Addition to the City of Klamath Falls, Oregon; thence Northeasterly and parallel with Oak Avenue, 50 feet; thence Northwesterly and parallel with Martin Street, 37 1/2 feet; thence Southwesterly and parallel with Oak Avenue, 50 feet; thence Southeasterly along Martin Street 37 1/2 feet to the place of beginning.