

**M06-09143**

Klamath County, Oregon

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State of Oregon

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REFERENCE#: 20060837500182 ACCOUNT#: 0651-651-0004457-0001

**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 04/12/2006 and the parties are as follows:

TRUSTOR ("Grantor"):  
MARC GRUPE AND CYNTHIA GRUPE, HUSBAND AND WIFE

whose address is: 4100 SUMMER LANE KLAMATH FALLS, OR, 97603

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:

BEGINNING AT A POINT 2,292.62 FEET SOUTH OF THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE SOUTH 163.84 FEET; THENCE WEST 250 FEET; THENCE NORTH 163.84 FEET; THENCE EAST 250 FEET TO THE PLACE OF BEGINNING, EXCEPT THE WESTERLY 7 FEET THEREOF. ALSO EXCEPTING THAT PORTION LYING WITHIN SUMMERS LANE, ALSO KNOWN AS LOT 36, SUMMERS PARK, KLAMATH COUNTY, OREGON. EXCEPT THE WESTERLY 7 FEET THEREOF.

with the address of 4100 SUMMERS LN KLAMATH FALLS, OR 97603 and parcel number of 4545422, 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 \$ 70,000.00 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 05/10/2036.
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 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

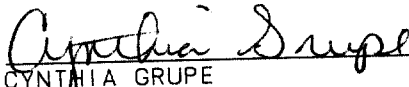
☒ Leasehold Rider

☒ 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).

  
\_\_\_\_\_  
MARC GRUPE Grantor

4/14/06  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
CYNTHIA GRUPE Grantor

4/14/06  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Date

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Grantor

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Date

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Date

**ACKNOWLEDGMENT:**

(Individual)

STATE OF Oregon, COUNTY OF Klamath ss.

This instrument was acknowledged before me on April 14, 2006 by

Marc Grupe & Cynthia Grupe

(Signature of Notarial officer)

Louder C. Brown  
Title (and Rank)



My Commission expires: Sep 27, 2009

(Seal)