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Klamath County, Oregon

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State of Oregon

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REFERENCE#: 20060322200151 ACCOUNT#: 0650-650-0959031-0001

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 04/17/2006 and the parties are as follows:

TRUSTOR ("Grantor"):
JAMES R. ASTON AND JOAN M. ASTON, AS TENANTS BY THE ENTIRETY

whose address is: 14343 SPRINGLAKE ROAD 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:

THE SOUTH 10 ACRES OF THE SW 1/4 SW 1/4 OF SECTION 11 AND THAT PORTION OF THE NW 1/4 NW 1/4 LYING EASTERLY OF THE COUNTY ROAD IN SECTION 14, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THE CANAL RIGHT OF WAY DEEDED TO U.S.A. IN VOLUME 64 PAGE 66 AND VOLUME 99 PAGE 169, PARCEL DEEDED TO KLAMATH COUNTY IN VOLUME 78 PAGE 359 AND DRAIN RIGHT OF WAY DEEDED TO KLAMATH COUNTY IN VOLUME 91 PAGE 132, DEED RECORDS OF KLAMATH COUNTY, OREGON.

with the address of 14343 SPRINGLAKE ROAD KLAMATH FALLS, OR 97603 and parcel number of R93954; R93357, 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.

OREGON - DEED OF TRUST

3. **MAXIMUM OBLIGATION AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 207,000.00 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 04/15/2036.
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).

Joan M. Aston
JOAN M ASTON Grantor

4-17-06
Date

James R. Aston
JAMES R ASTON Grantor

4/17/06
Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Oregon, COUNTY OF Clatsop ss.

This instrument was acknowledged before me on April 17, 2009 by

Jean Aston James Aston

Katrina Hardman
(Signature of notarial officer)

Personal Banker
Title (and Rank)

My Commission expires: Oct 5, 2009

