

**M06-10319**

Klamath County, Oregon

05/23/2006 09:10:28 AM

Pages 4 Fee: \$36.00

Return Address:  
Wells Fargo Bank, N.A.  
DOCUMENT MANAGEMENT  
P. O. BOX 31557  
BILLINGS, MT 59107

State of Oregon

Space Above This Line For Recording Data

REFERENCE#: 20060697300094ACCOUNT#: 0651-651-0062273-0001

## 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 04/28/2006 and the parties are as follows:

**TRUSTOR ("Grantor"):**  
FELIX J. MEDINA, AN UNMARRIED PERSON

whose address is: 1014 LAUREL 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 1014 LAUREL ST KLAMATH FALLS, OR 97601  
and parcel number of R532427, 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 #:** 20060697300094

**Acct #:** 0651-651-0062273-0001

BEGINNING AT A POINT 1504 FEET EAST OF THE SOUTHWEST CORNER OF THE NW1/4 OF NW1/4 OF SAID SECTION 5; THENCE SOUTH 70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 30 FEET; THENCE WEST 200 FEET; THENCE NORTH 30 FEET; THENCE EAST 200 FEET TO THE POINT OF BEGINNING. ALSO, BEGINNING AT A POINT 1504 FEET EAST OF THE SOUTHWEST CORNER OF THE NW1/4 OF THE NW1/4 OF SECTION 5 IN TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING THE POINT OF INTERSECTION OF THE WESTERLY LINE OF ROADWAY DEEDED TO THE COUNTY BY A. O. HILLIARD AS RECORDED IN BOOK 72 OF DEED RECORDS OF KLAMATH COUNTY, OREGON AT PAGE 526 THEREOF WITH THE SOUTH LINE OF LOT 1 OF SAID SECTION; THENCE SOUTH ALONG THE WESTERLY LINE OF ROAD 100 FEET TO THE NORTHEAST CORNER OF PROPERTY HEREIN CONVEYED; THENCE CONTINUING SOUTH ALONG THE WESTERLY LINE OF ROAD 45 FEET; THENCE WEST AT RIGHT ANGLES 200 FEET; THENCE NORTH AT RIGHT ANGLES 45 FEET; THENCE EAST AT RIGHT ANGLES 200 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF THE N1/2 OF SW1/4 OF NW1/4 AND N1/2 OF SE1/4 OF NW1/4 OF SAID SECTION 5, AND HAVING A FRONTAGE OF 45 FEET ON SAID COUNTY ROAD WITH A DEPTH OF 200 FEET.

3. **MAXIMUM OBLIGATION AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 50,000.00 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 05/15/2021.
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 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).

Felix J Medina  
FELIX J MEDINA

Grantor

4-28-06  
Date

Grantor

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 April 28, 2006 by \_\_\_\_\_

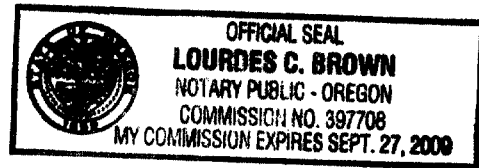
Felix J Medina

[Signature]

(Signature of Notarial officer)

Title (and Rank)

My Commission expires: Sep 27, 2009



(Seal)