

RECORDING COVER SHEET

ALL TRANSACTIONS, ORS: 205.234

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

M06-11992

Klamath County, Oregon

06/12/2006 03:46:53 PM

Pages 6 Fee: \$46.00

AFTER RECORDING RETURN TO:

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

PRINT or TYPE ALL INFORMATION

1st-829366

The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is JUNE 5, 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

JAMES MARKUM

AMY MARKUM

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

\$ 90,000.00

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)



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46.- F

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

JAMES MARKUM
9567 GREENBRIER DR
KLAMATH FALLS, OREGON 97603

Prepared by:

Wells Fargo Bank, N.A.
RENEE FRANKLIN
DOCUMENT PREPARER
7600 OFFICE PLAZA DR.
WEST DES MOINES, IOWA 50266
888-934-3669

Return Address:

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

TAX ACCOUNT NUMBER
R588929

State of Oregon _____ Space Above This Line For Recording Data _____
REFERENCE #: 20061313652669 Account number: 650-650-2013308-0XXX

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 **JUNE 5, 2006** and the parties are as follows:

TRUSTOR ("Grantor"): JAMES MARKUM AND AMY MARKUM AS TENANTS BY THE ENTIRETY

whose address is: 9567 GREENBRIER DR, KLAMATH FALLS, OREGON 97603

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 **9567 GREENBRIER DR, KLAMATH FALLS, OREGON 97603** and parcel number of **R588929**, 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.

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



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3. **MAXIMUM OBLIGATION AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 90,000.00 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 JUNE 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).

James Markum
Grantor **JAMES MARKUM**

6-7-06
Date

Amy Markum
Grantor **AMY MARKUM**

6-7-06
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 June 7, 20 06 by
JAMES MARKUM And AMY MARKUM

Adrien Fleeck
(Signature of notarial officer)

Notary Public
Title **NOTARY PUBLIC**

My Commission expires: 12-3-06



(Seal)

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Exhibit "A"

LOT 6 IN BLOCK 2 OF TRACT 1172, SHIELD CREST, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK
OF KLAMATH COUNTY, OREGON.