

M06-13487

Klamath County, Oregon

07/03/2006 11:38:55 AM

Pages 6 Fee: \$46.00

RECORDING COVER SHEET

MTCT5105-MS

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:

**Wells Fargo Bank, N.A.
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 **JUNE 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

DANNY R ALLEN

CYNTHIA L ALLEN

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

\$ 150,000.00

**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**



4400

MTCTBIWS-MS

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

DANNY R ALLEN
2958 HOPE ST
KLAMATH FALLS, OREGON 97603

Prepared by:

Wells Fargo Bank, N.A.
LISA WILLIAMS
LOAN PROCESSOR
7600 OFFICE PLAZA DRIVE
WEST DES MOINES, IOWA 50266
888-934-3669

Return Address:

Wells Fargo Bank, N.A.
P.O. Box 31557 MAC B6908-012
Billings, MT 59107-9900

TAX ACCOUNT NUMBER
3909-002CD-05100-000

State of Oregon
REFERENCE #: 20061643661362

Space Above This Line For Recording Data
Account number: 650-650-2315059-0XXX

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 27, 2006 and the parties are as follows:

TRUSTOR ("Grantor"): **DANNY R. ALLEN AND CYNTHIA L. ALLEN, AS TENANTS BY THE ENTIRETY**

whose address is: **2958 HOPE ST, 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 2958 HOPE ST, KLAMATH FALLS, OREGON 97603 and parcel number of 3909-002CD-05100-000, 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 \$ 150,000.00 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 JULY 11, 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 **DANNY R ALLEN**

6-28-06
Date


Grantor **CYNTHIA L ALLEN**

6-28-06
Date

Grantor

Date

Grantor

Date

Grantor

Date



Grantor Date

Grantor Date

Grantor Date



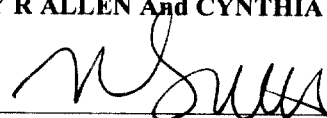
ACKNOWLEDGMENT:
(Individual)

STATE OF OREGON
COUNTY OF KLAMATH

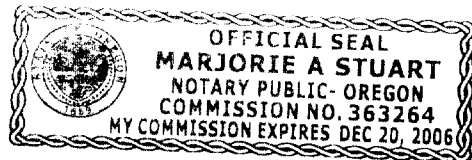
} ss
} ss.

This instrument was acknowledged before me on
DANNY R ALLEN And CYNTHIA L ALLEN

6/28, 20 06 by


(Signature of notarial officer)

CSAO
Title **NOTARY PUBLIC**



My Commission expires: 12/20/06

(Seal)

ORDEED-short, CDP.V4.1 (06/2002)



5/5

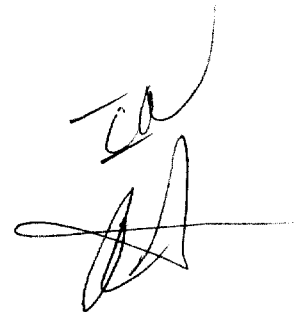
Documents Processed 06-27-2006, 15:17:57

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point in the South line of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is 695.5 feet, more or less, West of the quarter corner common to Section 2 and 11, of said Township and Range, and which point of beginning is also in the West line of Hope Street and is the Northeast corner of tract 37 of HOMEDALE, a platted subdivision in Klamath County, Oregon; thence North 0° 13' East along the West line of said Hope Street a distance of 15.0 feet; thence North 89° 56' West 47 feet; thence North 66° 52' West along a line parallel to the center line of the Oregon-California & Eastern Railway, a distance of 801.2 feet to the Northeasterly right-of-way line of the U.S.R.S. Main Canal; thence South 39° 15' East (South 39° 08' East U.S.R.S.) along said right-of-way line a distance of 554.1 feet, more or less to the South line of said Section 2, which is also the North line of said Tract 37, HOMEDALE; thence South 89° 54' East along said Section line a distance of 432.8 feet to the point of beginning and being a parcel of land lying in the S1/2 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909-002CD-05100-000

Key No: 521073

A handwritten signature in black ink, consisting of a stylized 'C' or 'G' shape followed by a horizontal line and a large, sweeping flourish.