MTC 76005-5H

2006-016455 Klamath County, Oregon



08/15/2006 03:26:49 PM

Fee: \$46.00

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 AUGUST 10, 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
ROBERT M DOUGLAS LISA M DOUGLAS
DIGIT IT DOUGLIS
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 \$ 400,000.00
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 OF 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

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

Previously recorded as

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Alo.50

Until a change is requested, all tax statements shall be sent to the following address: ROBERT M DOUGLAS 2465 VALE RD KLAMATH FALLS, OREGON 97603

Prepared by:
Wells Fargo Bank, N.A.
DAVID NELSON
DOCUMENT PREPARER
7600 OFFICE PLAZA DR
WEST DES MOINES, IOWA 50266
515-324-8125

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

TAX ACCOUNT NUMBER 3910-006D0-03300-000

 -Space Above This Line For Recording Data-

Account number: 650-650-2812956-0XXX

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 <u>AUGUST 10, 2006</u> and the parties are as follows:

TRUSTOR ("Grantor"): ROBERT M. DOUGLAS AND LISA M. DOUGLAS, AS TENANTS BY THE ENTIRETY

whose address is: 2465 VALE RD, 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 <u>KLAMATH</u>, State of Oregon, described as follows: SEE ATTACHED EXHIBIT

with the address of <u>2465 VALE RD, KLAMATH FALLS, OREGON 97603</u> and parcel number of <u>3910-006D0-03300-000</u>, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas

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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 \$\frac{400,000.00}{200}\$ 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 AUGUST 10, 2016.
- 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 ROBERT M DOUGLAS

Date

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Grantor

Grantor

Grantor

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Date

Date

Date

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Grantor	Date
Grantor	Date
Grantor	Date

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(Individual)

STATE OF

OREGON

COUNTY OF

KLAMATH

} ss
} ss.

This instrument was acknowledged before me on _ROBERT M DOUGLAS And LISA M DOUGLAS

di n di

(Signature of notarial officer)

Title NOTARY PUBLIC

My Commission expires: Nov 18 2007

OFFICIAL SEAL
STACY M HOWARD
NOTARY PUBLIC- OREGON
COMMISSION NO. 374849
HY COMMISSION EXPIRES NOV 18, 2007(6)

(Seal)

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Lot 8 of Tract 1413, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3910-006D0-03300-000

Key No: 890232