## 2006-019281

Klamath County, Oregon



09/26/2006 10:06:57 AM

Fee: \$41.00

## **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 SEPTEMBER 1, 2006
NAME(S) OF THE TRANSACTION(S) required by ORS 205.234(a)  Deed Of Trust  Short Form Line of Credit Deed of Hust (Security instrument) is only the control of
2) DIRECT PARTY / GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160
VIRGINIA ANN RUSH
tax statements to:
paro wer
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 \$ 35,500.00
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

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

Previously recorded as

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Until a change is requested, all tax statements shall be sent to the following address: VIRGINIA A RUSH 4515 SAN ANSELMO RD ATASCADERO, CALIFORNIA 93422-2650

Prepared by: Wells Fargo Bank, N.A. JACKIE PERRY DOCUMENT PREPARATION 18700 NW WALKER RD BLDG 92 BEAVERTON, OREGON 97006 503-614-5652

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

TAX ACCOUNT NUMBER R479618

——State of Oregon REFERENCE #: 20062267200236

-Space Above This Line For Recording Data-

Account number: 651-651-0666206-1XXX

## SHORT FORM LINE OF CREDIT DEED OF TRUST

(With Future Advance Clause)

 DATE AND PARTIES. The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is <u>SEPTEMBER 1, 2006</u> and the parties are as follows:

TRUSTOR ("Grantor"): VIRGINIA ANN RUSH, AN UNMARRIED WOMAN

whose address is: 4515 SAN ANSELMO RD, ATASCADERO, CALIFORNIA 93422-2650

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:

All of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any appertaining, situated in Klamath County, State of Oregon, described as follows, towit: Lot 611, Block 103, Mills Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the clerk of Klamath County, Oregon.

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with the address of 821 OWENS ST, KLAMATH FALLS, OREGON 97601 and parcel number of R479618, 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 \$ 35,500.00 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 September 1, 2046.
- 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

mend the terms of this Security
luties as set forth in this Security py of the provisions contained in
Date
Date

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Grantor

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Date

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	Date
Grantor	
Grantor	Date
C	Date
Grantor	
Grantor	Date

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ACKNO	WL	EDG	MEN	T:
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(Individual)

STATE OF

OREGON CALIFORNIA

COUNTY OF KLAMATH SAN WIS OBISPO

} ss.

This instrument was acknowledged before me on \_\_\_\_\_September (pth, 20\_0 le by VIRGINIA ANN RUSH

VIRGINIA ANN RUSH

Blanca & Jermino

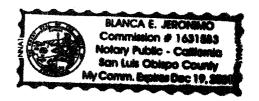
(Signature of notarial officer)

Notary Public | Personal Banker

Title NOTARY PUBLIC

My Commission expires: <u>December</u> 19,2009

(Seal)



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