

2006-021212

Klamath County, Oregon



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10/23/2006 11:19:50 AM

Fee: \$46.00

MTC 76891 LW

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 **OCTOBER 10, 2006**

1) NAME(S) OF THE TRANSACTION(S) required by ORS 205.234(a)

Short Form Line of Credit Deed of Trust

2) DIRECT PARTY / GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160

JAMES R DUNKIN

DANA G DUNKIN

3) INDIRECT PARTY / GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

Wells Fargo Bank, N.A.

4) TRUSTEE NAME and ADDRESS

Wells Fargo Financial National Bank, c/o Specialized Services, PO Box 31557 Billings, MT 59107

5) ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

JAMES R DUNKIN , 13076 CEDAR TRAIL, KLAMATH FALLS, OREGON 97603

6) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ 165,000.00

7) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERKS LEIN RECORDS,  
ORS 205.121(1)(e)

8) 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

9) Rerecorded to correct

Previously recorded as

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



1/5

Documents Processed 10-17-2006, 14:05:09

46

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

JAMES R DUNKIN  
13076 CEDAR TRAIL  
KLAMATH FALLS, OREGON 97603

Prepared by:

Wells Fargo Bank, N.A.  
DIANE ROSLER  
DOCUMENT PREPARATION  
526 CHAPEL HILLS DRIVE  
COLORADO SPRINGS, COLORADO 80920  
866-452-3913

Return Address:

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

TAX ACCOUNT NUMBER

4008-020B0-03300-000

State of Oregon  
REFERENCE #: 20062433363141

Space Above This Line For Recording Data

Account number: 650-650-3319944-1XXX

## 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 **OCTOBER 10, 2006** and the parties are as follows:

TRUSTOR ("Grantor"): JAMES R DUNKIN AND DANA G DUNKIN, AS TENANTS BY THE ENTIRETY

whose address is: 13076 CEDAR TRAIL, 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 **13076 CEDAR TRAIL, KLAMATH FALLS, OREGON 97603** and parcel number of \_\_\_, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and

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



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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 \$ 165,000.00 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 OCTOBER 10, 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 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 R. Dunkin 10-17-06  
Grantor JAMES R DUNKIN Date

Dana G. Dunkin 10-17-06  
Grantor DANA G DUNKIN Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date



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Grantor

Date

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Grantor

Date

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Grantor

Date



**ACKNOWLEDGMENT:**  
(Individual)

STATE OF       OREGON  
COUNTY OF    **KLAMATH**

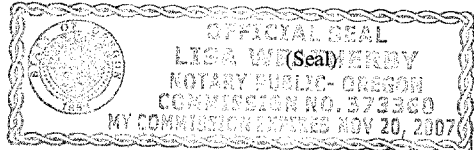
} SS  
} SS.

This instrument was acknowledged before me on October 17, 20 06 by  
**JAMES R DUNKIN And DANA G DUNKIN**

*Lisa Weatherby*  
(Signature of notarial officer)

Title **NOTARY PUBLIC**

My Commission expires: 11/20/07



Lot 6 in Block 7 of Tract 1083 – CEDAR TRAILS, according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

Tax Account No: 4008-020B0-03300-000

Key No: 624257