

2006-021303

Klamath County, Oregon



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10/24/2006 10:04:42 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 30, 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**

MICHAEL SWINGLE

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**

\$ 75,000.00

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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Until a change is requested, all tax statements shall be sent to the following address:  
DEBORAH J SWINGLE  
4744 HARLAN DR  
KLAMATH FALLS, OREGON 97603-7522

Prepared by:  
Wells Fargo Bank, N.A.  
TAMMY ULVEN  
DOCUMENT PREPARATION  
6775 VISTA DRIVE  
WEST DES MOINES, IOWA 50266  
866-537-8489

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

TAX ACCOUNT NUMBER  
TAX ID# R550665

State of Oregon  
REFERENCE #: 20062687500318

Space Above This Line For Recording Data  
Account number: 651-651-0769562-0XXX

## 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 **SEPTEMBER 30, 2006** and the parties are as follows:

TRUSTOR ("Grantor"): **MICHAEL W. SWINGLE, A MARRIED PERSON**

whose address is: **4744 HARLAN DR, KLAMATH FALLS, OREGON 97603-7522**

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:  
**THAT PORTION OF LOT 38, HOMEDALE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF THE KLAMATH COUNTY, OREGON, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF HOPE STREET.**

with the address of **4744 HARLAN DRIVE, KLAMATH FALLS, OREGON 97603** and parcel number of **TAX ID# R550665**, 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 \$ 75,000.00 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 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).

Grantor MICHAEL SWINGLE

9-27-06  
Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date



Grantor	Date
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Grantor	Date
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Grantor	Date
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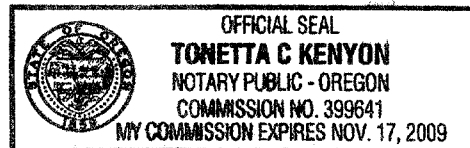
**ACKNOWLEDGMENT:**  
(Individual)

STATE OF        OREGON                                } ss  
COUNTY OF    KLAMATH                            } ss.

This instrument was acknowledged before me on September 27, 2006 by  
**MICHAEL SWINGLE**

Tonetta C Kenyon  
(Signature of notarial officer)

Notary Public  
Title **NOTARY PUBLIC**



My Commission expires: Nov 17, 2009

(Seal)

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