

2006-022290
Klamath County, Oregon



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Fee: \$41.00

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

STEVEN W CARTWRIGHT
200 S. VIRGINIA ST, APT 215
RENO, NEVADA 89501

Prepared by:

Wells Fargo Bank, N.A.
AGI MESZAROS
DOCUMENT PREPARATION
526 CHAPEL HILLS DR
COLORADO SPRINGS, COLORADO 80920
866-452-3915

Return Address:

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

TAX ACCOUNT NUMBER
R210104 AND R210088

State of Oregon
REFERENCE #: 20062703371140

Space Above This Line For Recording Data
Account number: 650-650-3515681-0XXX

1st-900914

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 **NOVEMBER 2, 2006** and the parties are as follows:

TRUSTOR ("Grantor"): **STEVEN W CARTWRIGHT, A SINGLE MAN**

whose address is: **200 S. VIRGINIA ST, APT 215, RENO, NEVADA 89501**

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 **MP5 SPRAGUE RIVER HIGHWAY, CHILOQUIN, OREGON 97624** and parcel number of **R210104 AND R210088**, 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

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



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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 \$ 124,000.00 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 NOVEMBER 20, 2011.
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 **STEVEN W CARTWRIGHT** 11-03-06
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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Grantor	Date
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ACKNOWLEDGMENT:
(Individual)

STATE OF ~~OREGON~~ NEVADA } SS
COUNTY OF ~~KLAMATH~~ WASHOE } SS.
SW

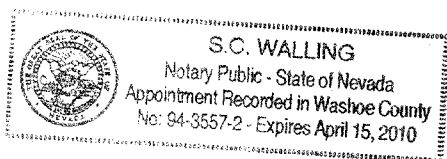
This instrument was acknowledged before me on November 3, 2006 by
STEVEN W CARTWRIGHT

S.C. Walling
(Signature of notarial officer)

Title NOTARY PUBLIC

My Commission expires: 4-15-2010

(Seal)



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Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

THAT PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON WHICH LIES NORTH OF THE SPRAGUE RIVER ROAD.

PARCEL 2:

THAT PORTION OF THE W 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, WHICH LIES NORTH OF THE SPRAGUE RIVER ROAD. LESS AND EXCEPT THAT PORTION DEEDED TO DENNIS C. ABEL AND PATRICIA ABEL JANUARY 18, 2006 IN M06-00968, RECORDS OF KLAMATH COUNTY, OREGON.

Tax Parcel Number: R210104 and R210088