

2006-022469

Klamath County, Oregon



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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 **OCTOBER 16, 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**

SHAWN L SINCLAIR

DENISE L SINCLAIR

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:**

SHAWN L SINCLAIR , 9610 BIG FIR LN, KLAMATH FALLS, OREGON 97601-9075

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

\$ 26,763.00

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

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41

Until a change is requested, all tax statements shall be sent to the following address:  
SHAWN L SINCLAIR  
9610 BIG FIR LN  
KLAMATH FALLS, OREGON 97601-9075

Prepared by:  
Wells Fargo Bank, N.A.  
GWEN WALKER  
DOCUMENT PREPARATION  
2202 W ROSE GARDEN LN  
PHOENIX, ARIZONA 85027  
877-524-0858

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

TAX ACCOUNT NUMBER  
R489590

State of Oregon  
REFERENCE #: 20062387200069

Space Above This Line For Recording Data  
Account number: 650-650-3492618-0XXX

## 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 **OCTOBER 16, 2006** and the parties are as follows:

TRUSTOR ("Grantor"): **SHAWN L. SINCLAIR AND DENISE L. SINCLAIR, HUSBAND AND WIFE**

whose address is: **9610 BIG FIR LN, KLAMATH FALLS, OREGON 97601-9075**

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:  
**LOT 6, BLOCK 25, TRACT NO. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. INCLUDES 95 LIBERTY MOBILE HOME VIN # 09L29724XU**

with the address of **9610 BIG FIR LANE, KLAMATH FALLS, OREGON 97601** and parcel number of **R489590**, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all

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



2/5

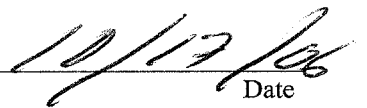
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water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

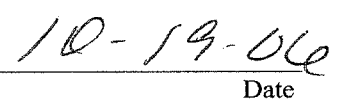
3. **MAXIMUM OBLIGATION AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ **26,763.00** together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("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 1, 2036**.
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 **SHAWN L SINCLAIR**

  
Date

  
Grantor **DENISE L SINCLAIR**

  
Date

Grantor

Date

Grantor

Date

Grantor

Date



Grantor

Date

Grantor

Date

Grantor

Date

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



4/5

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**ACKNOWLEDGMENT:**  
(Individual)

STATE OF OREGON  
COUNTY OF KLAMATH

} ss  
} ss.

This instrument was acknowledged before me on October 17, 2006 by  
**SHAWN L SINCLAIR And DENISE L SINCLAIR**

Tonetta C. Kenyon  
(Signature of notarial officer)  
Notary Public  
Title **NOTARY PUBLIC**



My Commission expires: Nov. 17, 2009

(Seal)

