

2006-022833

Klamath County, Oregon



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11/15/2006 09:43:12 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 **OCTOBER 19, 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**

ALFREDO R. LUMBRERAS

CHANTELLE C. LUMBRERAS

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:**

ALFREDO R LUMBRERAS , 2840 JENSEN LN, KLAMATH FALLS, OREGON 97603-7148

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

\$ 56,675.00

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 10-19-2006, 18:00:47

Until a change is requested, all tax statements shall be
sent to the following address:
ALFREDO R LUMBRERAS
2840 JENSEN LN
KLAMATH FALLS, OREGON 97603-7148

Prepared by:
Wells Fargo Bank, N.A.
RICCI SANDOVAL
DOCUMENT PREPARATION
18700 NW WALKER RD
BEAVERTON, OREGON 97006
866-537-8489

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

TAX ACCOUNT NUMBER
R-3909-001DD-02300-000;R510824

_____**State of Oregon**_____
REFERENCE #: 20062777200088

_____**Space Above This Line For Recording Data**_____
Account number: 651-651-0865972-0XXX

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 19, 2006** and the parties are as follows:

TRUSTOR ("Grantor"): **Alfredo R. Lumbreras and Chantelle C. Lumbreras, husband and wife**

whose address is: **2840 JENSEN LN, KLAMATH FALLS, OREGON 97603-7148**

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:
The following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit: Parcel 1 of Land Partition 6-97 being a portion of Lot 12 of Piedmont Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated Jones Avenue which inurred thereto. Together with an easement 30 feet in width over and across the Easterly 30 feet of Lots 3 and 12 of

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



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Piedmont Heights, as reserved in instrument recorded in Volume M96, page 25361, and Volume M96, page 25265, Microfile Records of Klamath County, Oregon.

with the address of 2840 JENSEN LN, KLAMATH FALLS, OREGON 97603 and parcel number of R-3909-001DD-02300-000;R510824, 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 \$ 56,675.00 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 15, 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).

Alfredo R Lumberras 10-20-06
Grantor **ALFREDO R. LUMBRERAS** Date

Chantelle C Lumberras 10-20-06
Grantor **CHANTELLE C. LUMBRERAS** Date

Grantor Date



Grantor	Date
Grantor	Date
Grantor	Date
Grantor	Date
Grantor	Date



ACKNOWLEDGMENT:
(Individual)

STATE OF OREGON
COUNTY OF KLAMATH

} ss
} ss.

This instrument was acknowledged before me on October 20, 2006 by
ALFREDO R. LUMBRERAS And CHANTELLE C. LUMBRERAS

Katrina Hardman
(Signature of notarial officer)

Personal Banker
Title **NOTARY PUBLIC**

My Commission expires: Oct 5, 2009

