

2006-023087

Klamath County, Oregon



00009084200600230870050051

11/17/2006 10:37:54 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 23, 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**

ROBERT L. BASTIAN

MARALI S. BASTIAN

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:**

ROBERT L BASTIAN , 1241 VISTA WAY, KLAMATH FALLS, OREGON 97601-1958

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

\$ 60,000.00

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 10-23-2006, 16:32:59

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

ROBERT L BASTIAN
1241 VISTA WAY
KLAMATH FALLS, OREGON 97601-1958

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

R426195

State of Oregon
REFERENCE #: 20062847200135

Space Above This Line For Recording Data
Account number: 651-651-0876540-1XXX

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 23, 2006** and the parties are as follows:

TRUSTOR ("Grantor"): **ROBERT L. BASTIAN AND MARALI S. BASTIAN, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS, ROBERT L. AND MARALI BASTIAN, HUSBAND AND WIFE**

whose address is: **1241 VISTA WAY, KLAMATH FALLS, OREGON 97601-1958**

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:
All of that certain real property with the tenements hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the City of Klamath Falls, County of Klamath, State of Oregon, described as follows, to-wit: Lot 5, Block 1, Tract 1091, Lynnewood, in the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon, free of all encumbrances except reservations, restrictions, easements and rights-of-way of record and those apparent upon the land.

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



2/5

Documents Processed 10-23-2006, 16:32:59

with the address of **1241 VISTA WAY, KLAMATH FALLS, OREGON 97601** and parcel number of **R426195**, 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 \$ **60,000.00** 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 23, 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).

Robert L. Bastian 10/27/06
Grantor **ROBERT L. BASTIAN** Date

Marali S. Bastian 10-27-06
Grantor **MARALI S. BASTIAN** Date

Grantor Date

Grantor Date



Grantor Date

Grantor Date

Grantor Date

Grantor Date

Unofficial
Copy



ACKNOWLEDGMENT:
(Individual)

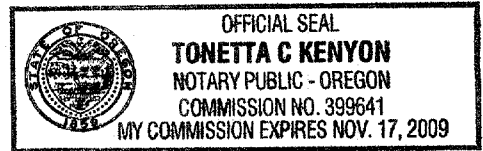
STATE OF OREGON
COUNTY OF KLAMATH

} ss
} ss.

This instrument was acknowledged before me on
ROBERT L. BASTIAN And MARALI S. BASTIAN

October 27, 2006 by 02

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



My Commission expires: Nov 17, 2009

(Seal)

