

2006-023915

Klamath County, Oregon



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12/01/2006 09:55:49 AM

Fee: \$46.00

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 **NOVEMBER 8, 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**

AARON L CARLSON

SABRINA L CARLSON

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:**

AARON L CARLSON , 5453 GLENWOOD DR, KLAMATH FALLS, OREGON 97603-8507

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

\$ 30,000.00

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



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

AARON L CARLSON
5453 GLENWOOD DR
KLAMATH FALLS, OREGON 97603-8507

Prepared by:

Wells Fargo Bank, N.A.
FRAN JOHNSTON
DOCUMENT PREPARATION
18700 NW WALKER RD #92
BEAVERTON, OREGON 97006
866537

Return Address:

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

TAX ACCOUNT NUMBER

R573524

State of Oregon
REFERENCE #: 20063077500494

Space Above This Line For Recording Data
Account number: 651-651-0944553-0XXX

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 **NOVEMBER 8, 2006** and the parties are as follows:

TRUSTOR ("Grantor"): **Aaron L. Carlson and Sabrina L. Carlson, husband and wife**

whose address is: **5453 GLENWOOD DR, KLAMATH FALLS, OREGON 97603-8507**

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: Lot 18 in Block 10 of Tract No. 1064, First Addition to Gatewood, according to the official plat thereof on file in the office of the County Clark of Klamath County, Oregon.

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



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Documents Processed 11-08-2006, 11:39:08

with the address of **5453 GLENWOOD DR, KLAMATH FALLS, OREGON 97603** and parcel number of **R573524**, 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 \$ **30,000.00** 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 15, 2016**.
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).

Aaron L Carlson 11-9-06
Grantor **AARON L CARLSON** Date

Sabrina L Carlson 11-9-06
Grantor **SABRINA L CARLSON** Date

Grantor Date

Grantor Date

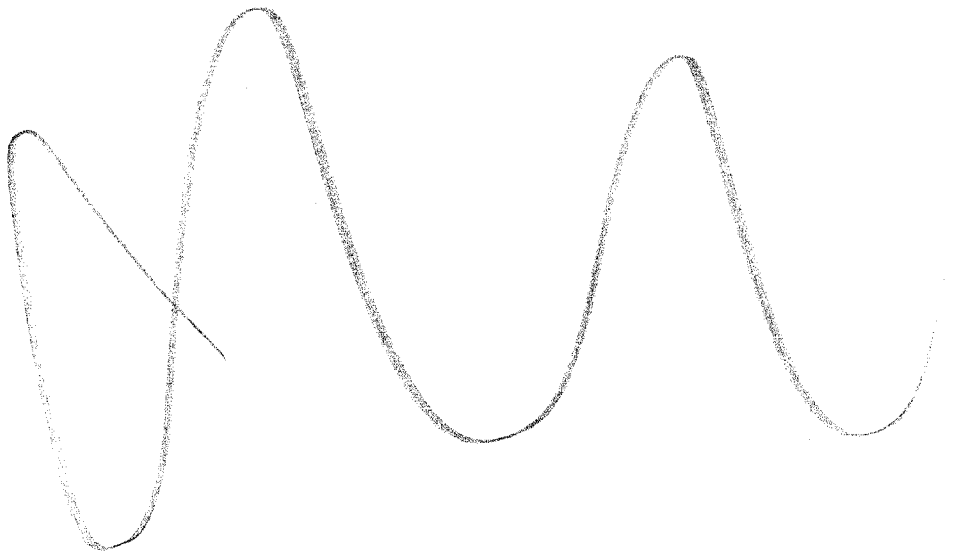


Grantor Date

Grantor Date

Grantor Date

Grantor Date

A large, stylized handwritten signature in dark ink, featuring a series of loops and a long horizontal stroke.

ACKNOWLEDGMENT:
(Individual)

STATE OF OREGON
COUNTY OF KLAMATH

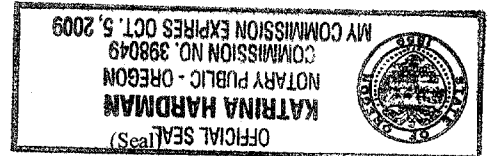
} ss
} ss.

This instrument was acknowledged before me on November 9, 2006 by
AARON L CARLSON And SABRINA L CARLSON

Katrina Hardman
(Signature of notarial officer)

Personal Banker Notary
Title **NOTARY PUBLIC**

My Commission expires: Oct 5, 2009



ILLEGIBLE NOTARY SEAL DECLARATION

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

**Name of Katrina Hardman
Notary:** _____

**Commission n/a
Number:** _____

**Commission October 5, 2009
Expires:** _____

**Date & Place of November 9, 2006 Klamath COUNTY, OR
Notary Execution:** _____

**Date & Place of 11/11/2006
This Execution:** _____ **Washington County, OR**


Signature

WELLS FARGO BANK, N.A.