

2007-000375

Klamath County, Oregon



00012516200700003750070072

01/09/2007 10:04:56 AM

Fee: \$51.00

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 **DECEMBER 08, 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**

RANDALL J. W. HIGBE

DEBRA D. HIGBE

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:**

RANDALL HIGBE , 31454 JUNIPER ALLEY, BONANZA, OREGON 97623-0065

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

\$ 50,000.00

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 12-07-2006, 17:17:01

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

RANDALL HIGBE
31454 JUNIPER ALLEY
BONANZA, OREGON 97623-0065

Prepared by:

Wells Fargo Bank, N.A.
CRYSTAL BRUNO
DOCUMENT PREPARATION
18700 NW WALKER RD. BLDG 92
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

R3911010BC01700000

State of Oregon
REFERENCE #: 20063227500190

Space Above This Line For Recording Data
Account number: 650-650-4090767-1XXX

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 **DECEMBER 08, 2006** and the parties are as follows:

TRUSTOR ("Grantor"): **DEBRA D. HIGBE, WHO ACQUIRED TITLE AS DEBRA D. CUTHBERTSON AKA DEBRA DOROTHY CUTHBERTSON AND RANDALL J. W. HIGBE, HUSBAND AND WIFE, EACH TO AN UNDIVIDED ONE-HALF**

whose address is: **31454 JUNIPER ALLEY, BONANZA, OREGON 97623-0065**

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 EAST 33.33 FEET OF LOT 8, THE WEST 33.34 FEET OF LOT 9, BLOCK 32, GRANDVIEW ADDITION TO BONANZA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. SAVING AND EXCEPTING THEREFROM THE NORTHERLY 10 FEET THEREOF.

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



2/5

Documents Processed 12-07-2006, 17:17:01

with the address of **31454 JUNIPER ALY, BONANZA, OREGON 97623-0065** and parcel number of **R3911010BC01700000**, 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 \$ **50,000.00** 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 **DECEMBER 08, 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).

Grantor **RANDALL J. W. HIGBE**

12/13/06
Date

Grantor **DEBRA D. HIGBE**

12/12/06
Date

Grantor

Date

Grantor

Date

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



3/5

Documents Processed 12-07-2006, 17:17:01

| | |
|---------|------|
| Grantor | Date |
|---------|------|

| | |
|---------|------|
| Grantor | Date |
|---------|------|

| | |
|---------|------|
| Grantor | Date |
|---------|------|

| | |
|---------|------|
| Grantor | Date |
|---------|------|



ACKNOWLEDGMENT:

For An Individual Acting In His/Her Own Right:

State of Oregon)

County of Clatsop)

This instrument was acknowledged before me on 12/12/06 (date) by

Debra D HIGBE (name(s) of person(s))



Katrina Hardman
(Signature of notarial officer)

Katrina Personal Banker
Title (and Rank) Notary

My commission expires: 10/5/09



ACKNOWLEDGMENT:

For An Individual Acting In His/Her Own Right:

State of Oregon)

County of DESCHUTES)

This instrument was acknowledged before me on 12/13/06 (date) by
RANDALL J.W. HIGBE

(name(s) of person(s))



[Signature]
(Signature of notarial officer)

PERSONAL BANKER
Title (and Rank)

My commission expires: SEPT. 25, 2007

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



5/5

Documents Processed 12-07-2006, 17:17:01

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
notary

Katrina Hardman

Notary Commission
Number:

398049

Date Commission
Expires:

October 5, 2009

Date and Place of
Notary Execution:

December 12, 2006

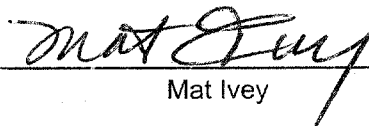
Klamath

County, Oregon

Date & Place of
This Execution:

December 18, 2006

Washington County, OR


Mat Ivey

WELLS FARGO BANK, N.A.