

2007-003292

Klamath County, Oregon

RE



00016008200700032920060065

02/27/2007 10:19:45 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 **FEBRUARY 06, 2007**

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**

TIMOTHY C. EBNER

KATIE M. EBNER

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:**
TIMOTHY C EBNER , 24709 STATELINE RD, MALIN, OREGON 97632-9751

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)



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Documents Processed 02-05-2007, 13:16:03

46

Until a change is requested, all tax statements shall be sent to the following address:
TIMOTHY C EBNER
24709 STATELINE RD
MALIN, OREGON 97632-9751

Prepared by:
Wells Fargo Bank, N.A.
LIZZ GARCIA
DOCUMENT PREPARATION
2202 W ROSE GARDEN LANE
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
R797953

State of Oregon
REFERENCE #: 20070127100179

Space Above This Line For Recording Data
Account number: 650-650-4605325-0XXX

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 FEBRUARY 06, 2007 and the parties are as follows:

TRUSTOR ("Grantor"): **TIMOTHY C. EBNER AND KATIE M. EBNER, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY**

whose address is: **24709 STATELINE RD, MALIN, OREGON 97632-9751**

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:
SEE ATTACHED EXHIBIT A

with the address of 24709 STATELINE RD, MALIN, OREGON 97632 and parcel number of R797953, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and

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



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Documents Processed 02-05-2007, 13:16:03

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.

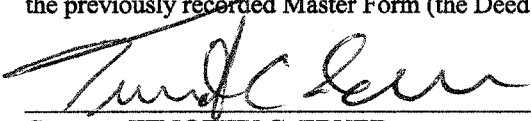
3. **MAXIMUM OBLIGATION AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ **60,000.00** together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("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 **FEBRUARY 18, 2022.**
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

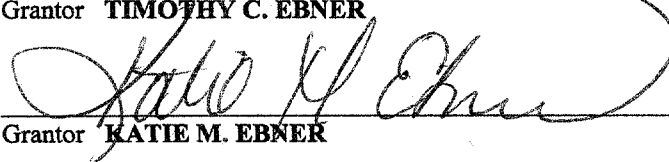
SIGNATURES: By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).



Grantor **TIMOTHY C. EBNER**

6 Feb 2007

Date



Grantor **KATIE M. EBNER**

6 Feb 2007

Date

Grantor

Date

Grantor

Date

Grantor

Date



Grantor	Date
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Grantor	Date
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Grantor	Date
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ACKNOWLEDGMENT:

For An Individual Acting In His/Her Own Right:

State of Oregon)

County of)

Klamath

This instrument was acknowledged before me on 2/6/07 (date) by

Timothy C. EBAER

Katie M. EBAER

(name(s) of person(s))



Katrina Hardman
(Signature of notarial officer)

Notary Lessor Banker
Title (and Rank) Public
Notary Public

My commission expires: 10/5/09 ~~10/5/07~~
10/5/09



EXHIBIT A

Reference: 20070127100179

Account: 650-650-4605325-0001

Legal Description:

THAT PORTION OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE QUARTER (1/4) CORNER COMMON TO SECTIONS 13 AND 14 OF SAID TOWNSHIP 41 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 0 DEGREES 01 MINUTES 13 SECONDS EAST ALONG THE SECTION LINE COMMON TO SAID SECTIONS 13 AND 14, SAID SECTION LINE ALSO BEING THE CENTERLINE OF GAINES ROAD, A DISTANCE OF 1651.66 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF STATE LINE ROAD, SAID CENTERLINE OF STATE LINE ROAD BEING THE COMMON BOUNDARY BETWEEN THE STATES OF OREGON AND CALIFORNIA; THENCE NORTH 89 DEGREES 07 MINUTES 24 SECONDS WEST ALONG SAID CENTERLINE OF STATE LINE ROAD AND THE COMMON BOUNDARY BETWEEN THE STATES OF OREGON AND CALIFORNIA A DISTANCE OF 235.28 FEET TO A POINT AND TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 07 MINUTES 24 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 812.57 FEET TO A POINT; THENCE NORTH 0 DEGREES 39 MINUTES 30 SECONDS EAST AND PASSING THROUGH AN IRON PIN 30.00 FEET THEREFROM, A DISTANCE OF 298.04 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 07 MINUTES 24 SECONDS EAST AND PARALLEL TO SAID CENTERLINE OF STATE LINE ROAD A DISTANCE OF 812.57 FEET TO AN IRON PIN; THENCE SOUTH 0 DEGREES 39 MINUTES 30 SECONDS WEST AND PASSING THROUGH AN IRON PIN 268.04 FEET THEREFROM, A DISTANCE OF 298.04 FEET TO THE POINT OF INTERSECTION WITH THE SAID CENTERLINE OF STATE LINE ROAD AND TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THE SOUTHERLY 30.00 FEET FOR PUBLIC RIGHT-OF-WAY PURPOSES.

