

2007-003625

Klamath County, Oregon

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03/05/2007 09:25:18 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 09, 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**

**JACK A. PRENTICE**

**ALICIA PRENTICE**

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:**  
**JACK A PRENTICE , , PO Box 246, BEATTY, OREGON 97621**

6) **TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**  
**\$ 184,500.00**

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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Until a change is requested, all tax statements shall be  
sent to the following address:  
**JACK A PRENTICE**  
**, PO Box 246**  
**BEATTY, OREGON 97621**

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**  
**R359631**

\_\_\_\_\_**State of Oregon**\_\_\_\_\_ **Space Above This Line For Recording Data**\_\_\_\_\_  
**REFERENCE #: 20070037100100** **Account number: 651-651-1276633-1XXX**

**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  
**FEBRUARY 09, 2007** and the parties are as follows:

**TRUSTOR ("Grantor"): JACK A. PRENTICE AND ALICIA PRENTICE, HUSBAND AND WIFE**

whose address is: **, PO Box 246, BEATTY, OREGON 97621**

**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**

with the address of **47946 HWY 140 E., BEATTY, OREGON 97621** and parcel number of **R359631**, 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.

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## EXHIBIT A

Reference: 20070037100100

Account: 651-651-1276633-1998

### Legal Description:

**PARCEL 1: A PARCEL OF LAND SITUATED IN THE NW1/4 NW1/4 OF SECTION 20, TOWNSHIP 36 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 140 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 20 BEARS NORTH 71 DEGREES 27 MINUTES 32 SECONDS WEST, 1228.33 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 31 SECONDS WEST PARALLEL WITH AND 165 FEET WEST, WHEN MEASURED AT RIGHT ANGLES, OF THE EAST LINE OF SAID NW1/4 NW1/4, 525.00 FEET TO A 5/8 INCH IRON PIN; THENCE WEST 148 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 00 DEGREES 29 MINUTES 31 SECONDS EAST, 383.08 FEET MORE OR LESS, TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE NORTHEASTERLY ON SAID SOUTHERLY RIGHT OF LINE ON A CURVE TO THE RIGHT, 206 FEET MORE OR LESS TO THE POINT OF BEGINNING. PARCEL 2: THE EAST 165 FEET OF THE NW1/4 OF NW1/4, AND THE W1/2 OF THE NE1/4 OF THE NW1/4 IN SECTION 20, TOWNSHIP 36 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. TOGETHER WITH A 1972 VILLA WEST MOBILE HOME, OREGON-LICENSE NO. X070394, SERIAL NO. 20242 WHICH IS SITUATED ON THE REAL PROPERTY DESCRIBED ABOVE.**

Exhibit A, CDP.V1 07/2004



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3. **MAXIMUM OBLIGATION AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 184,500.00 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 09, 2047.

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).

Jack A. Prentice 2/9/07  
Grantor JACK A. PRENTICE Date

Alicia Prentice 2/9/07  
Grantor ALICIA PRENTICE Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date



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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 Feb 9/07 (date) by

Jack a Prestice Alicia Prestice  
(name(s) of person(s))



Katrina Hardman  
(Signature of notarial officer)

Notary Personal Banker  
Title (and Rank)

My commission expires: 10/5/09

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