



03/07/2007 08:54:31 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 B6955-015
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 14, 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

MICHAEL SEAN MANION

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:**
MICHAEL S MANION , 52 KIRK RD, CHILOQUIN, OREGON 97624

6) **TRUE and ACTUAL CONSIDERATION** (if any), ORS 93.030
\$ 132,250.00

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



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Until a change is requested, all tax statements shall be
sent to the following address:
MICHAEL S MANION
52 KIRK RD
CHILOQUIN, OREGON 97624

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 B6955-015
Billings, MT 59107-9900

TAX ACCOUNT NUMBER
R90476

State of Oregon
REFERENCE #: 20070377200072

Space Above This Line For Recording Data
Account number: **651-651-1293919-1XXX**

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 14, 2007 and the parties are as follows:

TRUSTOR ("Grantor"): **MICHAEL SEAN MANION, AN UNMARRIED MAN**

whose address is: **52 KIRK RD, CHILOQUIN, OREGON 97624**

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:
BEGINNING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 32 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 1630 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 800 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID SECTION 28 A DISTANCE OF 1630 FEET TO THE NORTH LINE OF SAID SECTION 28; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 800 FEET TO THE POINT OF BEGINNING.

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



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with the address of **52 KIRK RD, CHILOQUIN, OREGON 97624** and parcel number of **R90476**, 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 \$ **132,250.00** 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 14, 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).



02/14/07

Grantor **MICHAEL SEAN MANION** 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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Grantor	Date
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ORDEED-short, CDP.V1 (06/2002)



ACKNOWLEDGMENT:

For An Individual Acting In His/Her Own Right:

State of Oregon)

County of)

Clatsop)

This instrument was acknowledged before me on 2/14/07 (date) by

Michael Sean Marion (name(s) of person(s))



Katrina Hardman
(Signature of notarial officer)
Notary Personal Banker
Title (and Rank)

My commission expires: 10/5/09



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: February 14, 2007 Klamath County, Oregon

Date & Place of
This Execution: February 19, 2007 Washington County, OR



Daisy Arevalo

WELLS FARGO BANK, N.A.