



03/27/2007 09:40:48 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 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 20, 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**

JULIO ESCAMILLA

PATRICIA L. ESCAMILLA

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:**
JULIO ESCAMILLA JR, 15108 KENO WORDEN RD, KLAMATH FALLS, OREGON 97603-9505

6) **TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**
\$ 31,000.00

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



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Until a change is requested, all tax statements shall be sent to the following address:
JULIO ESCAMILLA JR
15108 KENO WORDEN RD
KLAMATH FALLS, OREGON 97603-9505

Prepared by:
Wells Fargo Bank, N.A.
TED POLOZOV
DOCUMENT PREPARATION
18700 NW WALKER RD #92
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
R623604

State of Oregon
REFERENCE #: 20070327400060

Space Above This Line For Recording Data
Account number: 651-651-1291525-0XXX

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 20, 2007** and the parties are as follows:

TRUSTOR ("Grantor"): **JULIO ESCAMILLA AND PATRICIA L. ESCAMILLA AKA PATRICIA ESCAMILLA, HUSBAND AND WIFE**

whose address is: **15108 KENO WORDEN RD, KLAMATH FALLS, OREGON 97603-9505**

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:
All that real property situated in the County of Klamath, State of Oregon, described as: Lot 6, Block 2, Klamath River Sportsman's Estates, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

with the address of **15108 KENO WORDEN RD, KLAMATH FALLS, OREGON 97603** and parcel number of **R623604**, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas

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



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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 \$ 31,000.00 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 MARCH 05, 2037.
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).

Julio Escamilla
Grantor **JULIO ESCAMILLA**

24 FEB 07
Date

Patricia L. Escamilla
Grantor **PATRICIA ESCAMILLA** PATRICIA L. ESCAMILLA

2/24/07
Date

Grantor

Date

Grantor

Date

Grantor

Date

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



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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)



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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 2/24/07 (date) by

Julio Escamilla JR

Patricia Escamilla

(name(s) of person(s))



Katrina Hardman
(Signature of notarial officer)

Notary Personal Banker
Title (and Rank)

My commission expires: 10/5/07

see attached



All-purpose Acknowledgment

WELLS
FARGO

STATE OF Oregon, COUNTY OF Hamath
On 2-24-07 before me, the undersigned, a Notary Public
in and for said State, personally appeared

Julio Escamilla
☐ personally known to me -OR- ☒ proved to me on the basis of satisfactory evidence/ to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Name (type or printed)

My commission expires:

Katrina Hardman
KATRINA HARDMAN
10/5/09



All-purpose Acknowledgment



STATE OF Oregon, COUNTY OF Klamath
On 2-24-07 before me, the undersigned, a Notary Public
in and for said State, personally appeared Patricia L Escamilla

☐ personally known to me -OR- ☒ proved to me on the basis of satisfactory evidence/ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Katrina Hardman
Name (type or printed) KATRINA HARDMAN
My commission expires: 10-5-09

