2007-005616 Klamath County, Oregon



03/27/2007 09:57:08 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

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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 last of the state of the st	
The date of this Short Form Line of Credit Deed of Trust ("Security	
1) NAME(S) OF THE TRANSACTION(S) required by ORS 2 Short Form Line of Credit Deed of Trust	205.234(a)
2) DIRECT PARTY / GRANTOR, required by ORS 205.125((1)(b) and ORS 205.160
HOWARD L JOHNSON	FRANCES I JOHNSON
3) INDIRECT PARTY / GRANTEE, required by ORS 205.12 Wells Fargo Bank, N.A.	25(1)(b) and ORS 205.160
4) TRUSTEE NAME and ADDRESS Wells Fargo Financial National Bank, c/o Specialize	d Services, PO Box 31557 Billings, MT 59107
5) All TAX STATEMENTS SHALL BE SENT TO THE HOWARD L JOHNSON , 4318 CLINTON AVE, KLA	E FOLLOWING ADDRESS:
6) TRUE and ACTUAL CONSIDERATION (if any), ORS 93, \$90,000.00	030
7) FULL OR PARTIAL SATISFACTION ORDER or WARR ORS 205.121(1)(e)	ANT FILED IN THE COUNTY CLERKS LEIN RECORDS,
B) THE AMOUNT OF THE CIVIL PENALTY OF THE AMOUNT OF THE WARRANT ORDER OR JUDG	UNT, INCLUDING PENALTIES, INTEREST AND OTHER GMENT WAS ISSUED. ORS 205.125(1)(c) and ORS 18.325
D Paracorded to sorrect	

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

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Previously recorded as

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Until a change is requested, all tax statements shall be sent to the following address: HOWARD L JOHNSON 4318 CLINTON AVE KLAMATH FALLS, OREGON 97603-7425

Prepared by: Wells Fargo Bank, N.A. RADIN CYRUS 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 R553680

State of Oregon REFERENCE #: 20070477400062

-Space Above This Line For Recording Data-

Account number: 651-651-1358100-1XXX

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 MARCH 05, 2007 and the parties are as follows:

TRUSTOR ("Grantor"): HOWARD L. JOHNSON AND FRANCES I. JOHNSON, HUSBAND AND WIFE

whose address is: 4318 CLINTON AVE, KLAMATH FALLS, OREGON 97603-7425

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 <u>KLAMATH</u>, State of Oregon, described as follows: LOT 9, BLOCK 2, REPLAT OF BUREKER PLACE, COUNTY OF KLAMATH, STATE OF OREGON.

with the address of 4318 CLINTON AVE, KLAMATH FALLS, OREGON 97603 and parcel number of R553680, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all

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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 \$ 90,000.00 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, 2047.

4.	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 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							
the	rument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).	l in						
Gr	THOMARD L JOHNSON Date THOMARD L JOHNSON 3/5/6	te						
Gr	ntor FRANCES I JOHNSON Dat	te						
Gr	ntor Dat	te						
Gr	ntor Dat	le ·						
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Grantor				Date		
Grantor					Date	
Grantor					Date	

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For An Individual Acting In His/Her Own Right:	
State of Oregon)
County of Flamate)
This instrument was acknowledged to the send	ged before me on $3/5/07$ (date) by
Francis I Johnson	(name(s) of person(s))



My commission expires:

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Signature of notarial officer)

Arsona Banker

Title (and Rank)

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 KATHRIN Notary:	IA HARDMAN			
Commission 3980 Number:				
Commission OCT Expires:	OBER 5, 2009			
Date & Place of Notary Execution:	MARCH 5, 200	7 KLAMATH C	OUNTY OREGON	MATERIAL STATE OF THE STATE OF
Date & Place of This Execution:			Washingt	on County, OR
		St	urley Wort	h
		Wi	Signature ELLS FARGO BAN	NK, N.A.

Revised 7-17-00