



04/03/2007 10:02:55 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 **MARCH 12, 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**

CARLA L. HOGLUND

SCOTT A. HOGLUND

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:**
CARLA L HOGLUND , 30752 BLUE BILL LN, BONANZA, OREGON 97623-7791

6) **TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**
\$ 50,000.00

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 _____



Until a change is requested, all tax statements shall be sent to the following address:
CARLA L HOGLUND
30752 BLUE BILL LN
BONANZA, OREGON 97623-7791

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
R463199

State of Oregon Space Above This Line For Recording Data
REFERENCE #: 20070477200137 Account number: 651-651-1388446-1XXX

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 12, 2007 and the parties are as follows:

TRUSTOR ("Grantor"): SCOTT A. HOGLUND AND CARLA L. HOGLUND AS TENANTS BY THE ENTIRETY, HUSBAND AND WIFE

whose address is: 30752 BLUE BILL LN, BONANZA, OREGON 97623-7791

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 30752 BLUE BILL LN, BONANZA, OREGON 97623 and parcel number of R463199, 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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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 \$ 50,000.00 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 12, 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).

Carla L. Hoglund
Grantor **CARLA L. HOGLUND**

3/12/07
Date

Scott A. Hoglund
Grantor **SCOTT A. HOGLUND**

12 Mar 07
Date

Grantor Date

Grantor Date

Grantor Date

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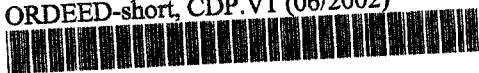
Grantor _____ Date _____

Grantor _____ Date _____

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 Klamath)

This instrument was acknowledged before me on 3-12-2007 (date) by
Carol Hoglund, Scott Hoglund

(name(s) of person(s))



[Signature]
(Signature of notarial officer)

Notary (personal banker)
Title (and Rank)

My commission expires: 10-23-2010



EXHIBIT A

Reference: 20070477200137

Account: 651-651-1388446-1998

Legal Description:

PARCEL ONE: LOT 24 AND 28, BLOCK 45, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT #2, ACCORDING TO THE PLAT THEREOF, RECORDS OF COUNTY OF KLAMATH, OREGON. EXCEPT THAT PORTION OF LOT 24 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY CORNER COMMON TO SAID LOTS 23 AND 24, BLOCK 45 OF SAID PLAT, THENCE SOUTH 42 DEGREES 47 MINUTES 47 SECONDS WEST ALONG THE LINE COMMON TO SAID LOTS 23 AND 24 A DISTANCE OF 236.20 FEET; THENCE NORTH 48 DEGREES 25 MINUTES 05 SECONDS WEST 56.52 FEET; THENCE NORTH 42 DEGREES 47 MINUTES 47 SECONDS EAST 196.76 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 24; THENCE SOUTH 82 DEGREES 55 MINUTES 26 SECONDS EAST 69.60 FEET TO THE POINT OF BEGINNING. PARCEL TWO: THAT PORTION OF LOT 23, BLOCK 45, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT #2, ACCORDING TO THE PLAT THEREOF, RECORDS OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE LINE COMMON TO SAID LOTS 23 AND 24, BLOCK 45, OF SAID PLAT, FROM WHICH THE NORTHERLY CORNER COMMON TO SAID LOTS 23 AND 24 BEARS NORTH 42 DEGREES 47 MINUTES 47 SECONDS EAST 236.20 FEET; THENCE SOUTH 48 DEGREES 25 MINUTES 05 SECONDS EAST 77.50 FEET; THENCE SOUTH 43 DEGREES 44 MINUTES 53 SECONDS WEST 161.53 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 23; THENCE NORTH 47 DEGREES 12 MINUTES 13 SECONDS WEST, ALONG SAID SOUTHERLY LINE 74.80 FEET TO THE SOUTHERLY CORNER COMMON TO SAID LOTS 23 AND 24; THENCE NORTH 42 DEGREES 47 MINUTES 47 SECONDS EAST 159.86 FEET TO THE POINT OF BEGINNING.

Exhibit A, CDP.V1 07/2004



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