

2007-007581

Klamath County, Oregon

MTCT8934SH



00021053200700075810060061

04/27/2007 11:21:55 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 **APRIL 23, 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**

ANDREW M MOLATORE

DARCY L. JOHNSON

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:**

ANDREW M MOLATORE , 7961 KINGS WAY, KLAMATH FALLS, OREGON 97603

6) **TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**

\$ 74,302.00

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)



1/5

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Until a change is requested, all tax statements shall be sent to the following address:  
ANDREW M MOLATORE  
7961 KINGS WAY  
KLAMATH FALLS, OREGON 97603

Prepared by:  
Wells Fargo Bank, N.A.  
KAOCHOUA LEE  
DOCUMENT PREPARATION  
ONE HOME CAMPUS X2303-013  
WEST DES MOINES, IOWA 50328  
888-934-3669

Return Address:  
Wells Fargo Bank, N.A.  
P.O. Box 31557 MAC B6955-015  
Billings, MT 59107-9900

TAX ACCOUNT NUMBER  
3910-018B0-01802-000

State of Oregon  
REFERENCE #: 20071003681537

Space Above This Line For Recording Data  
Account number: 650-650-5442686-1XXX

## 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 APRIL 23, 2007 and the parties are as follows:

TRUSTOR ("Grantor"): ANDREW M. MOLATORE AND DARCY L. JOHNSON, AS TENANTS IN COMMON  
ORG VSTG:

whose address is: 7961 KINGS WAY, KLAMATH FALLS, OREGON 97603

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 7961 KINGS WAY, KLAMATH FALLS, OREGON 97603 and parcel number of 3910-018B0-01802-000, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas

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



2/5

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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 \$ 74,302.00 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 APRIL 23, 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).

  
Grantor **ANDREW M MOLATORE**

4/23/07  
Date

  
Grantor **DARCY L. JOHNSON**

4/23/07  
Date

Grantor

Date

Grantor

Date

Grantor

Date

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3/5

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Grantor	Date
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Grantor	Date
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Grantor	Date
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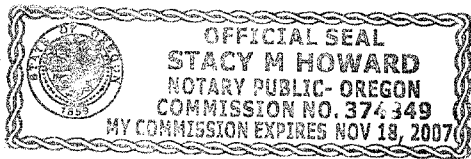
**ACKNOWLEDGMENT:**

For An Individual Acting In His/Her Own Right:

State of Oregon )

County of Klamath )

This instrument was acknowledged before me on 4/23/07 (date) by Andrew M. Molate  
& Darcy L. Johnson (name(s) of person(s))



(Seal, if any)

Stacy M Howard  
(Signature of notarial officer)  
Escrow Officer  
Title (and Rank)

My commission expires: Nov 18, 2007



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the NW ¼ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18, thence South 00° 01' 10" West 2132.47 feet; thence South 89° 51' 42" East 1765.28 feet to the True Point of Beginning of this description; thence North 00° 00' 22" East 372.81 (372.55 by Deed) feet; thence South 89° 55' 23" East 269.62 feet; thence South 00° 00' 23" West 373.10 feet; thence North 89° 51' 42" West 269.62 feet to the true point of beginning, with bearings based on recorded Survey No. 2026, as recorded in the Klamath County surveyor's office. SAVING AND EXCEPTING the Easterly 27.15 feet thereof.