

**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.

1ST 1050006

AFTER RECORDING RETURN TO:

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

**2007-010565**

**Klamath County, Oregon**



00024527200700105650060061

06/12/2007 11:04:18 AM

Fee: \$46.00

PRINT or TYPE ALL INFORMATION

The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is JUNE 07, 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

JEFFERY K HAMMERS

MAUREEN HAMMERS

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:  
JEFFERY K HAMMERS , 2654 WASHINGTON AVE, MALIN, OREGON 97632

6) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030  
\$ 17,400.00

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

Documents Processed 06-06-2007, 17:59:37

F-46

Until a change is requested, all tax statements shall be sent to the following address:

JEFFERY K HAMMERS  
2654 WASHINGTON AVE  
MALIN, OREGON 97632

Prepared by:

Wells Fargo Bank, N.A.  
KATIE BROGRNE  
DOCUMENT PREPARATION  
1 HOME CMAPUS, MAC X2303-013  
DES MOI NES, IOWA 50328  
515-324-8024

Return Address:

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

TAX ACCOUNT NUMBER  
R125625

State of Oregon  
REFERENCE #: 20071373606379

Space Above This Line For Recording Data  
Account number: 650-650-6015978-1XXX

## 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 JUNE 07, 2007 and the parties are as follows:

TRUSTOR ("Grantor"): JEFFREY K. HAMMERS AND MAUREEN HAMMERS, AS TENANTS BY THE ENTIRETY

whose address is: 2654 WASHINGTON AVE, MALIN, OREGON 97632

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 2654 WASHINGTON AVE, MALIN, OREGON 97632 and parcel number of R125625, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and

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



2/5

Documents Processed 06-06-2007, 17:59:37

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 \$ 17,400.00 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 JUNE 07, 2032.
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 Jeffery K Hammes  
JEFFERY K HAMMERS

6-7-07  
Date

Grantor Maureen Hammes  
MAUREEN HAMMERS

6-7-07  
Date

Grantor

Date

Grantor

Date

Grantor

Date

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



3/5

Documents Processed 06-06-2007, 17:59:37

Grantor \_\_\_\_\_ Date \_\_\_\_\_

Grantor \_\_\_\_\_ Date \_\_\_\_\_

Grantor \_\_\_\_\_ Date \_\_\_\_\_

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



4/5

Documents Processed 06-06-2007, 17:59:37

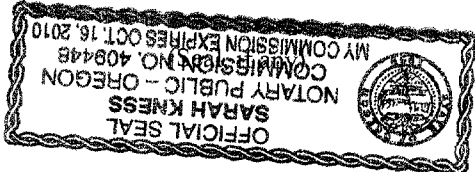
**ACKNOWLEDGMENT:**

For An Individual Acting In His/Her Own Right:

State of Oregon )

County of Klamath )

This instrument was acknowledged before me on 6/7/07 (date) by  
Jeffery K. Hammers + Courtney Hammers  
(name(s) of person(s))



Sarah Kness  
(Signature of notarial officer)

Notary  
Title (and Rank)

My commission expires: 10/16/2010

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



5/5

Documents Processed 06-06-2007, 17:59:37

**EXHIBIT A**

Reference: 20071373606379

Account: 650-650-6015978-1998

**Legal Description:**

**SEE EXHIBIT A**

LOT 2 KALINA ADDITION TO THE CITY OF MALIN, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

Exhibit A, CDP.V1 07/2004



1/1

Documents Processed 06-06-2007, 17:59:37