

2007-010877
Klamath County, Oregon



06/18/2007 08:50:31 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 MAY 19, 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**

RICHARD T BURSELL

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:**
RICHARD T BURSELL , 1036 HANKS ST, KLAMATH FALLS, OREGON 97601-1287

6) **TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**
\$ 25,000.00

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

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



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Until a change is requested, all tax statements shall be
sent to the following address:
RICHARD T BURSELL
1036 HANKS ST
KLAMATH FALLS, OREGON 97601-1287

Prepared by:
Wells Fargo Bank, N.A.
LAILA DOHERTY
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
R435416

State of Oregon
REFERENCE #: 20071347300185

Space Above This Line For Recording Data
Account number: 651-651-1646421-1XXX

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 MAY 19, 2007 and the parties are as follows:

TRUSTOR ("Grantor"): RICHARD T. BURSELL, A SINGLE MAN

whose address is: 1036 HANKS ST, KLAMATH FALLS, OREGON 97601-1287

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 1036 HANKS ST, KLAMATH FALLS, OREGON 97601 and parcel number of R435416, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas 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.

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EXHIBIT A

Reference: 20071347300185

Account: 651-651-1646421-1998

Legal Description:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS: LOT 5, BLOCK 6, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, IN THE COUNTY OF KLAMATH, STATE OF OREGON. AND ALSO COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF BUENA VISTA STREET WITH THE LINE BETWEEN LOTS 5 AND 7, BLOCK 6, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; THENCE ALONG SAID LINE BETWEEN LOTS 5 AND 7, A DISTANCE OF 50 FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF SAID LOT 5; THENCE SOUTHEASTERLY ALONG THE LINE BETWEEN LOTS 4 AND 5 IN SAID BLOCK 6 IF EXTENDED, A DISTANCE OF 38 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF BUENA VISTA STREET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID BUENA VISTA STREET, A DISTANCE OF 60 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, BEING THAT PORTION OF LOT 7, BLOCK 6, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, LYING TO THE SOUTHWEST OF THE LINE BETWEEN LOTS 4 AND 5 IN SAID BLOCK 6, IF EXTENDED TO BUENA VISTA STREET.



3. **MAXIMUM OBLIGATION AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 25,000.00 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 MAY 19, 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 **RICHARD T BURSSELL**

May 19 2007
Date

Grantor _____ Date

Grantor _____ Date

Grantor _____ Date

Grantor _____ Date



Grantor

Date

Grantor

Date

Grantor

Date

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ACKNOWLEDGMENT:

For An Individual Acting In His/Her Own Right:

State of Oregon)

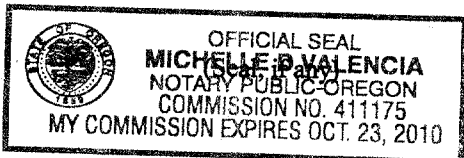
County of

Klamath)

This instrument was acknowledged before me on May 19, 2007 (date) by

Richard T. Bursen

(name(s) of person(s))



[Signature]
(Signature of notarial officer)

Notary (personal Banker)
Title (and Rank)

My commission expires: 10-23-2010

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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 Michelle D. Valencia
Notary: _____

Commission 411175
Number: _____

Commission October 23, 2010
Expires: _____

Date & Place of May 19, 2007 Klamath County, OR
Notary Execution: _____

Date & Place of 5/23/2007
This Execution: _____ Washington County, OR


Signature

WELLS FARGO BANK, N.A.