

## Klamath County, Oregon

**Fee: \$41.00**

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.

## Klamath County, Oregon

[illegible]**Fee: \$46.00**

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

**PRINT or TYPE ALL INFORMATION**

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

**JACK SIMENSEN**

**JUDY SIMENSEN**

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:  
JACK A SIMENSEN , 29550 118TH ST. E., JUNIPER HILLS, CALIFORNIA 93543-0000

6) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030  
\$ 55,500.00

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 ~~copy~~ add legal description \*\*\*  
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:  
**JACK A SIMENSEN**  
**29550 118TH ST. E.**  
**JUNIPER HILLS, CALIFORNIA 93543-0000**

Prepared by:  
**Wells Fargo Bank, N.A.**  
**JANICE TAYLOR**  
**DOCUMENT PREPARATION**  
**12550 SE 93RD AVENUE**  
**CLACKAMAS, OREGON 97015**  
**503-353-4852**

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

**TAX ACCOUNT NUMBER**  
**R2625390**

\_\_\_\_\_**State of Oregon**\_\_\_\_\_ **Space Above This Line For Recording Data**\_\_\_\_\_  
**REFERENCE #: 20062557700086** **Account number: 650-650-6251805-1XXX**

**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 26, 2007** and the parties are as follows:

**TRUSTOR ("Grantor"):** **JACK SIMENSEN AND JUDY SIMENSEN, HUSBAND AND WIFE**

whose address is: **29550 118TH ST. E., JUNIPER HILLS, CALIFORNIA 93543-0000**

**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**

This deed of trust is 2nd and subject to a deed of trust securing the note in the amount of \$296,000.00 recording concurrently herewith.

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



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with the address of 16390 KENO WORDEN ROAD, KLAMATH FALLS, OREGON 97603-0000 and parcel number of R2625390, 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.

3. **MAXIMUM OBLIGATION AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 55,500.00 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 26, 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).

*Jack A. Simensen* 6-29-07  
Grantor **JACK SIMENSEN** Date

*Judy Simensen* 6-29-07  
Grantor **JUDY SIMENSEN** Date

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Grantor Date

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Grantor Date



Grantor	Date
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Grantor	Date
Grantor	Date



**ACKNOWLEDGMENT:**

For An Individual Acting In His/Her Own Right:

State of Oregon )

County of Klamath )

This instrument was acknowledged before me on June 29, 2007 (date) by  
Jack Simonsen and Judy Simonsen  
(name(s) of person(s))



(Seal, if any)

Pam Shellito  
(Signature of notarial officer)

Notary  
Title (and Rank)

My commission expires: Nov 8, 2009



A portion of the N 1/2 of the SW 1/4 of the NW 1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the West quarter corner of said Section 21; thence North 00° 33' 00" West 665.60 feet to an iron rod on the West line of Section 21 being the true point of beginning; thence continuing North 00° 33' 00" West 354.60 feet to an iron rod; thence South 89° 52' 44" East 754.33 feet to an iron rod on the West line of the Keno-Worden County Road; thence South 31° 09' 51" East along the West line of said road a distance of 414.91 feet to an iron rod; thence North 89° 52' 44" West 965.64 feet to the true point of beginning.

CODE 008 MAP 4008-021BO TL 00400 KEY #625390