

2007-012094

Klamath County, Oregon



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07/06/2007 11:09:47 AM

Fee: \$41.00

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 **JUNE 22, 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**

GARY V CASTER

SHANNON M CASTER

pt - 9870960

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:**

GARY V CASTER , 17900 SW ZENITH PL, BEAVERTON, OREGON 97007

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

\$ 33,474.00

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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Documents Processed 06-22-2007, 14:05:41

F-41

Until a change is requested, all tax statements shall be sent to the following address:
GARY V CASTER
17900 SW ZENITH PL
BEAVERTON, OREGON 97007

Prepared by:
Wells Fargo Bank, N.A.
JASON OLIVER
DOCUMENT PREPARATION
ONE HOME CAMPUS, MAC X2303-013
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
R892278

State of Oregon
REFERENCE #: 20071641756230

Space Above This Line For Recording Data
Account number: 650-650-6220552-1XXX

1st - 987096

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 22, 2007 and the parties are as follows:

TRUSTOR ("Grantor"): GARY V CASTER AND SHANNON M CASTER

whose address is: 17900 SW ZENITH PL, BEAVERTON, OREGON 97007

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 \$267,750.00 recording concurrently herewith.

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



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with the address of **5207 VILLA DR, KLAMATH FALLS, OREGON 97603** and parcel number of **R892278**, 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.

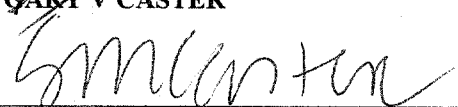
3. **MAXIMUM OBLIGATION AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ **33,474.00** together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("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 22, 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  6/25/07
Date 6/25/07
Grantor  6/26/07
Date 6/26/07

Grantor _____ Date _____

Grantor _____ Date _____



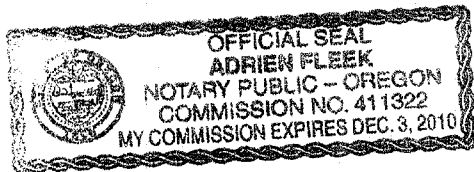
ACKNOWLEDGMENT:

For An Individual Acting In His/Her Own Right:

State of Oregon)

County of Wallowa)

This instrument was acknowledged before me on June 26, 07 (date) by
Gary V. Carter (name(s) of person(s))



(Seal, if any)

Adrien Fleek
(Signature of notarial officer)

Notary Public
Title (and Rank)

My commission expires: 12-3-10



STATE OF Oregon

)

)ss.

County of Washington

)

This instrument was acknowledged before me on this 26 day of June, 2007
by Shannon M Carter

Notary Public for Oregon

My commission expires: 3/7/09

