

2007-013083

Klamath County, Oregon



00027578200700130830060063

07/24/2007 09:25:05 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 **JUNE 27, 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**

CYNTHIA J. SEELEY

PHILIP L. SEELEY

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:**
CYNTHIA J SEELEY , 13484 KANN SPRINGS RD, KENO, OREGON 97627

6) **TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**
\$ 80,000.00

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



Until a change is requested, all tax statements shall be
sent to the following address:
CYNTHIA J SEELEY
13484 KANN SPRINGS RD
KENO, OREGON 97627

Prepared by:
Wells Fargo Bank, N.A.
RICCI SANDOVAL
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
R-4007-012D0-00500

State of Oregon Space Above This Line For Recording Data
REFERENCE #: 20071507500371 Account number: 651-651-1803030-1XXX

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 27, 2007 and the parties are as follows:

TRUSTOR ("Grantor"): PHILIP L. SEELEY AND CYNTHIA J. SEELEY, HUSBAND AND WIFE

whose address is: 13484 KANN SPRINGS RD, KENO, OREGON 97627

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:
The certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: The NW1/4 of the NE1/4 of the SE1/4 of Section 12, Township 40 South, Range 7 East of the Willamette MERIDIAN, KLAMATH COUNTY, OREGON.



with the address of 13484 KANN SPRINGS RD, KENO, OREGON 97627 and parcel number of R-4007-012D0-00500, 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 \$ 80,000.00 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 JUNE 27, 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).

Cynthia J. Seeley 6/27/07
Grantor CYNTHIA J. SEELEY Date

Philip L. Seeley 6/27/07
Grantor PHILIP L. SEELEY Date

Grantor Date

Grantor Date



Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

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



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Documents Processed 06-26-2007, 19:00:53

ACKNOWLEDGMENT:

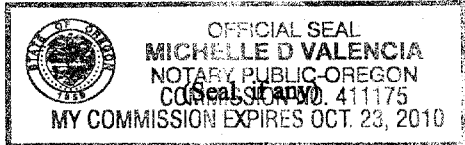
For An Individual Acting In His/Her Own Right:

State of Oregon)

County of Klamath)

This instrument was acknowledged before me on June 27, 2007 (date) by

Cynthia J. Seeley, Philip L. Seeley
(name(s) of person(s))



[Signature]
(Signature of notarial officer)

Notary (personal banker)
Title (and Rank)

My commission expires: 10-23-2010

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



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Documents Processed 06-26-2007, 19:00:53

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
notary

Michelle D. Valencia

Notary Commission
Number:

411175

Date Commission
Expires:

October 23, 2010

Date and Place of
Notary Execution:

June 27, 2007

Klamath

County, Oregon

Date & Place of
This Execution:

June 28, 2007

Washington County, OR

Anthony Cheong

Anthony Cheong

WELLS FARGO BANK, N.A.