## 2007-013783 Klamath County, Oregon

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PRINT or TYPE ALL INFORMATION

08/06/2007 09:21:06 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

| curity Instrument") is JULY 13, 2007 |
|--------------------------------------|
| ORS 205.234(a)                       |
| 5.125(1)(b) and ORS 205.160          |
| AMANDA S PETERSON                    |
|                                      |
|                                      |
|                                      |

- 3) INDIRECT PARTY / GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160
  Wells Fargo Bank, N.A.
- 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: KIP C PETERSON , 2608 SPORTSLAND CT, CHILOQUIN, OREGON 97624-6733
- 6) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030 \$ 37,200.00
- 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

|    |                        |   | <br>                                  |   |
|----|------------------------|---|---------------------------------------|---|
| 9) | Rerecorded to correct  | : |                                       |   |
|    | Previously recorded as |   |                                       |   |
|    |                        |   | · · · · · · · · · · · · · · · · · · · | *************************************** |

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4) TRUSTEE NAME and ADDRESS

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Until a change is requested, all tax statements shall be sent to the following address: KIP C PETERSON 2608 SPORTSLAND CT CHILOQUIN, OREGON 97624-6733

Prepared by: Wells Fargo Bank, N.A. SHARMINI DESILVA DOCUMENT PREPARATION 18700 NW WALKER RD #92 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 R3507006AD00600

State of Oregon REFERENCE #: 20071597500208

-Space Above This Line For Recording Data

Account number: 651-651-1869924-1XXX

## 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 <u>JULY 13, 2007</u> and the parties are as follows:

TRUSTOR ("Grantor"): KIP C. PETERSON AND AMANDA S. PETERSON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY

whose address is: 2608 SPORTSLAND CT, CHILOQUIN, OREGON 97624-6733

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 <a href="KLAMATH">KLAMATH</a>, State of Oregon, described as follows: THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF KLAMATH AND STATE OF OREGON FREE OF ENCUMBRANCES EXCEPT AS SPECIFICALLY SET FORTH HEREIN: LOTS 25 AND 26 IN BLOCK 15, OREGON SHORES SUBDIVISION, TRACT 1053, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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with the address of <u>2608 SPORTSLAND CT, CHILOQUIN, OREGON 97624</u> and parcel number of <u>R3507006AD00600</u>, 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 \$ 37,200.00 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 JULY 13, 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).

| Kind Att                  |   | 7/107~ |
|---------------------------|---|--------|
| Grantor KEP C PETERSON    |   | Date   |
| Minne                     | 7 | 113/0  |
| Granter AMANDA'S PETERSON | - | Date   |
| <b>v</b> .                |   |        |
| Grantor                   |   | Date   |
|                           |   |        |
| Grantor                   |   | Date   |

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| Grantor |  |  |   | Date |
|---------|--|--|---|------|
|         | •  |  |   |      |
| Grantor |  |  |   | Date |
|         |  |  |   |      |
| Grantor |  |  | -   | Date |
|         |  |  |   |      |
| Grantor | -  |  |   | Date |
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|         | And the state of t | tan mada da ma   | St. Sales Berger  |      |
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|         |  |  |   |      |

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| ACKNOWLEDGMENT:<br>For An Individual Acting In His/Her Own Right:                                   |   |  |  |  |  |  |  |
|---|---|--|--|--|--|--|--|
| State of Oregon   |   |  |  |  |  |  |  |
| County of Klamath   | ) · · · · · · · · · · · · · · · · · · · |  |  |  |  |  |  |
| This instrument was acknowledged before me on 7-13-07 (date) by  KIDC. Peterson, Amanda S. Peterson |   |  |  |  |  |  |  |
|   | (name(s) of person(s))                  |  |  |  |  |  |  |
| OFFICIAL SEAL AMBER DAWN McDOUGLE   |   |  |  |  |  |  |  |

OFFICIAL SEAL

AMBER DAWN McDOUGLE

NOTABLY PUBLIC-OREGON

OFFICIALSTON NO. 413676

MY COMMISSION EXPIRES JAN. 25, 2011

(Seal, if any)

(Signature of notarial officer)

Title (and Rank)

My commission expires: Jan 25,2011

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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:

| lame of AMBER D<br>lotary:           | AWN MCDOUGLE  |                      |   |  |
|--------------------------------------|---------------|----------------------|---|--|
|                                      |               |                      |   |  |
| Commission 4136<br>lumber:           |               |                      |   |  |
| Commission Janu                      | uary 25, 2011 |                      |   |  |
| Expires:                             |               |                      |   |  |
| Date & Place of<br>Notary Execution: | July 13, 2007 | KLAMATH COUNTY, OR   | • |  |
| Date & Place of<br>This Execution: _ |               | Washington County, O | Ē |  |
|                                      |               |                      |   |  |

Signature

WELLS FARGO BANK, N.A.

Revised 7-17-00