

2007-014131

Klamath County, Oregon



00028856200700141310060060

08/10/2007 09:57:58 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 JULY 16, 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 KELLSTROM

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 KELLSTROM , 1705 N ELDORADO AVE, KLAMATH FALLS, OREGON 97601-6407

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)



1/5

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Until a change is requested, all tax statements shall be sent to the following address:
CYNTHIA KELLSTROM
1705 N ELDORADO AVE
KLAMATH FALLS, OREGON 97601-6407

Prepared by:
Wells Fargo Bank, N.A.
YSABEL SCHULD
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
R173127

State of Oregon
REFERENCE #: 20071787500484

Space Above This Line For Recording Data
Account number: 651-651-1872928-1XXX

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 **JULY 16, 2007** and the parties are as follows:

TRUSTOR ("Grantor"): **CYNTHIA KELLSTROM, AN UNMARRIED WOMAN**

whose address is: **1705 N ELDORADO AVE, KLAMATH FALLS, OREGON 97601-6407**

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 **1705 N. ELDORADO AVE, KLAMATH FALLS, OREGON 97601** and parcel number of **R173127**, 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.

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



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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 JULY 16, 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 Kellstrom 7-17-07
Grantor **CYNTHIA KELLSTROM** Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date



Grantor

Date

Grantor

Date

Grantor

Date

Unofficial
Copy



ACKNOWLEDGMENT:

For An Individual Acting In His/Her Own Right:

State of Oregon)

County of Clatsop)

This instrument was acknowledged before me on 7/17/07 (date) by Cynthia Hellstrom

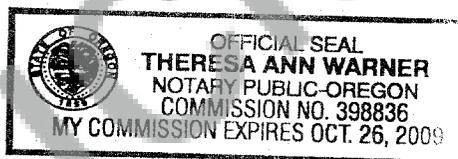
(name(s) of person(s))

(Seal, if any)

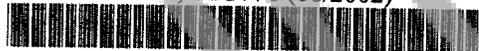
[Signature]
(Signature of notarial officer)

Barker
Title (and Rank)

My commission expires: 12/26/2009



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



UNOFFICIAL COPY

EXHIBIT A

Reference: 20071787500484

Account: 651-651-1872928-1998

Legal Description:

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF KLAMATH AND STATE OF OREGON, TO WIT: A PORTION OF BLOCK 24, ELDORADO HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID BLOCK 24; THENCE SOUTH 49 DEGREES 50 MINUTES EAST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 24, A DISTANCE OF 55.0 FEET TO THE BEGINNING OF A CURVE, THE RADIUS OF WHICH IS 756.78 FEET, WHICH CURVE FORMS A PORTION OF THE SOUTHWEST BOUNDARY OF SAID BLOCK 24; THENCE SOUTHEASTERLY ALONG THE ARC OF THE CURVE OF SAID SOUTHWEST BOUNDARY, A DISTANCE OF 293.9 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF THE CURVE OF SAID SOUTHWEST BOUNDARY, 71.7 FEET; THENCE NORTH 67 DEGREES 14 MINUTES EAST ALONG THE EXTENDED RADIUS OF SAID CURVE, 103.23 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF SAID BLOCK 24; THENCE NORTH 0 DEGREES 18 MINUTES EAST, ALONG SAID EAST BOUNDARY, 56.37 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 17 OF SAID BLOCK 24; THENCE SOUTH 64 DEGREES 26 MINUTES WEST, 16.16 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 17, WHICH POINT IS 110.0 FEET FROM THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 24; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE PARALLEL TO AND 110.0 FEET DISTANT FROM THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 24, A DISTANCE OF 29.84 FEET TO THE MOST EASTERLY CORNER OF THE PROPERTY DESCRIBED IN DEED RECORDED IN BOOK 277 AT PAGE 102 OF KLAMATH COUNTY DEED RECORDS; THENCE SOUTH 61 DEGREES 48 MINUTES WEST ALONG THE EXTENDED RADIUS OF SAID CURVE, 110.0 FEET; MORE OR LESS, TO THE TRUE POINT OF BEGINNING, WHICH LAST DESCRIBED LINE IS THE SOUTHEASTERLY LINE OF THE PROPERTY DESCRIBED IN SAID DEED RECORDED IN SAID VOLUME 277 AT PAGE 102, KLAMATH COUNTY DEED RECORDS.

Exhibit A, CDP.V1 07/2004



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