



09/06/2007 09:28:20 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 **AUGUST 09, 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

DIANE K. WALKER

JACK A. WALKER

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:

DIANE K WALKER , 3311 HOMEDALE RD, KLAMATH FALLS, OREGON 97603-6879

6) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030
\$ 135,000.00

**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:

DIANE K WALKER
3311 HOMEDALE RD
KLAMATH FALLS, OREGON 97603-6879

Prepared by:

Wells Fargo Bank, N.A.
NORMA CAN
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

R548330

State of Oregon

REFERENCE #: 20072147100202

Space Above This Line For Recording Data

Account number: 651-651-1952993-1XXX

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 AUGUST 09, 2007 and the parties are as follows:

TRUSTOR ("Grantor"): JACK A. WALKER AND DIANE K. WALKER, HUSBAND AND WIFE WHO ACQUIRED TITLE AS JACK ALBERT WALKER AND DIANE KAY WALKER, HUSBAND AND WIFE

whose address is: 3311 HOMEDALE RD, KLAMATH FALLS, OREGON 97603-6879

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 3311 HOMEDALE RD, KLAMATH FALLS, OREGON 97603 and parcel number of R548330, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all

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



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EXHIBIT A

Reference: 20072147100202

Account: 651-651-1952993-1998

Legal Description:

A PARCEL OF LAND SITUATE IN LOT 7, BLOCK 2 OF THE SUBDIVISION OF BLOCKS 2B AND 3 OF HOMEDALE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 55 DEGREES 04 MINUTES 30 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 7, 206.43 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DEED VOLUME M-71 AT PAGE 10402, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON; THENCE NORTH 00 DEGREES 10 MINUTES EAST ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 125.34 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF LELAND DRIVE WHICH IS THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF LELAND DRIVE TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 7 TO THE POINT OF BEGINNING. EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT OF WAY OF LELAND DRIVE. ALSO EXCEPTING THEREFROM A PARCEL OF LAND SITUATE IN LOT 7, BLOCK 2, SUBDIVISION OF BLOCKS 2B AND 3 OF HOMEDALE, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 55 DEGREES 04 MINUTES 30 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 7, 171.43 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 55 DEGREES 04 MINUTES 30 SECONDS EAST 35.00 FEET; THENCE LEAVING THE SOUTHERLY LINE OF SAID LOT 7, NORTH 00 DEGREES 10 MINUTES EAST, 125.34 FEET; THENCE SOUTH 15 DEGREES 25 MINUTES 59 SECONDS WEST, 109.24 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO KLAMATH COUNTY, BY DEED RECORDED MAY 12, 1981 IN BOOK M-81 AT PAGE 8365 OF MICROFILM RECORDS.

Exhibit A, CDP.V1 07/2004



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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 \$ 135,000.00 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 AUGUST 09, 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).

Diane K. Walker 8-9-07
Grantor **DIANE K. WALKER** Date

Jack A. Walker 8/09/07
Grantor **JACK A. WALKER** Date

Grantor Date

Grantor Date

Grantor Date

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Grantor _____ Date

Grantor _____ Date

Grantor _____ Date

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



ACKNOWLEDGMENT:

For An Individual Acting In His/Her Own Right:

State of Oregon)

County of Klamath)

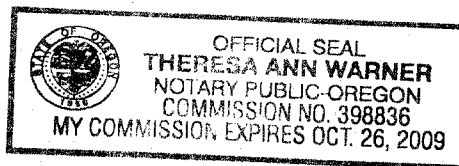
This instrument was acknowledged before me on 8-9-2007 (date) by
Diane K Walker and Jack A Walker
(name(s) of person(s))

(Seal, if any)

(Signature of notarial officer)

Notary Public
Title (and Rank)

My commission expires: 10/26/2009



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