

2007-015833
Klamath County, Oregon



00030907200700158330080089

09/10/2007 08:55:19 AM

Fee: \$56.00

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 B6955-013
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 14, 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**

KEVIN B SHULTS

SUSAN D SHULTS

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:**

KEVIN B SHULTS , 2729 GREENSPRINGS DR, KLAMATH FALLS, OREGON 97601-5641

6) **TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**
\$ 48,800.00

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:

KEVIN B SHULTS
2729 GREENSPRINGS DR
KLAMATH FALLS, OREGON 97601-5641

Prepared by:

Wells Fargo Bank, N.A.
BRANDON SMITH
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 B6955-013
Billings, MT 59107-9900

TAX ACCOUNT NUMBER
R539279

State of Oregon
REFERENCE #: 20072197100168

Space Above This Line For Recording Data

Account number: 651-651-1961523-1XXX

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 14, 2007 and the parties are as follows:

TRUSTOR ("Grantor"): KEVIN B. SHULTS AND SUSAN D. SHULTS, HUSBAND AND WIFE

whose address is: 2729 GREENSPRINGS DR, KLAMATH FALLS, OREGON 97601-5641

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 2729 GREENSPRINGS DR, KLAMATH FALLS, OREGON 97601 and parcel number of R539279, 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.

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2/5

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EXHIBIT A

Reference: 20072197100168

Account: 651-651-1961523-1998

Legal Description:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE SOUTHERLY RIGHT OF WAY LINE OF THE ASHLAND-KLAMATH FALLS HIGHWAY (WHICH PIN IS 30 FEET AT RIGHT ANGLES SOUTHERLY FROM THE CENTER OF SAID HIGHWAY THAT LIES SOUTH 89 DEGREES 22 1/2 MINUTES EAST ALONG THE SECTION LINE A DISTANCE OF 1321.4 FEET AND SOUTH 0 DEGREES 40 1/2 MINUTES EAST (ALONG THE 40 LINE WHICH IS ALSO THE WEST LINE OF WESTOVER TERRACES) A DISTANCE OF 626.5 FEET AND NORTH 89 DEGREES 22 1/2 MINUTES WEST A DISTANCE OF 106.2 FEET AND SOUTH 38 DEGREES 40 MINUTES WEST (ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ABOVE MENTIONED HIGHWAY) A DISTANCE OF 150.0 FEET FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION AND RUNNING THENCE, CONTINUING SOUTH 38 DEGREES 40 1/2 MINUTES WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE ASHLAND-KLAMATH FALLS HIGHWAY A DISTANCE OF 150 FEET TO AN IRON PIN; THENCE AT RIGHT ANGLES SOUTH 51 DEGREES 19 1/2 MINUTES EAST A DISTANCE OF 383.3 FEET, MORE OR LESS, TO AN IRON PIN ON THE WESTERLY LINE OF WESTOVER TERRACES; THENCE NORTH 0 DEGREES 40 1/2 MINUTES WEST ALONG THE WESTERLY LINE OF WESTOVER TERRACES A DISTANCE OF 194 FEET, MORE OR LESS, TO AN IRON PIN, THENCE NORTH 51 DEGREES OF 19 1/2 MINUTES WEST A DISTANCE OF 260.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID TRACT IN THE NW 1/4 NW 1/4 OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Exhibit A, CDP.V1 07/2004



1/1

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3. **MAXIMUM OBLIGATION AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 48,800.00 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 14, 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).

----- **FOR CLARIFICATION PURPOSES ONLY** -----

Grantor KEVIN B SHULTS _____ Date _____

Grantor SUSAN D SHULTS _____ Date _____

Grantor _____
For clarification purposes, I declare under penalty of perjury,
8/16/2007, that this is an exact copy of the original document to
which it is attached. _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

Shaun McLaughlin 
WASHINGTON COUNTY, OREGON

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3/5

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Kevin B Shults 8-14-07
Grantor KEVIN B SHULTS Date

Susan D Shults 8-14-07
Grantor SUSAN D SHULTS Date

Grantor Date

Grantor Date

Grantor Date



Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

[Handwritten signature]



ACKNOWLEDGMENT:

For An Individual Acting In His/Her Own Right:

State of Oregon)
County of _____)

This instrument was acknowledged before me on _____ (date) by

(name(s) of person(s))

(Seal, if any)

(Signature of notarial officer)

Title (and Rank)

My commission expires: _____

----- FOR CLARIFICATION PURPOSES ONLY -----

**For clarification purposes, I declare under penalty of perjury,
8/16/2007, that this is an exact copy of the original document to
which it is attached.**

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



5/5

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Shaun McLaughlin
WASHINGTON COUNTY, OREGON

ACKNOWLEDGMENT:

For An Individual Acting In His/Her Own Right:

State of Oregon)

County of Klamath)

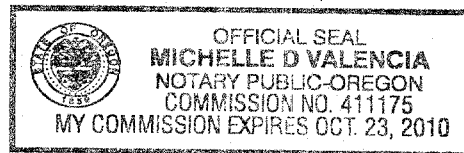
This instrument was acknowledged before me on August 14, 07 (date) by
Kevin B Shults, Susan D Shults Kevin B Shults
(name(s) of person(s))

(Seal, if any)

[Signature]
(Signature of notarial officer)

Notary Personal Banker
Title (and Rank)

My commission expires: 10-23-2010



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5/5

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