

2007-015899
Klamath County, Oregon



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09/11/2007 08:56:57 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**

JANICE M KRAMER, TRUSTEE

CHARLES M KRAMER, TRUSTEE

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:**
JANICE M KRAMER , 144610 BIRCHWOOD RD, LA PINE, OREGON 97739-9250

6) **TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**
\$ 83,980.00

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)



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Until a change is requested, all tax statements shall be
sent to the following address:
JANICE M KRAMER
144610 BIRCHWOOD RD
LA PINE, OREGON 97739-9250

Prepared by:
Wells Fargo Bank, N.A.
GAIL PECHT
DOCUMENT PREPARATION
ONE HOME CAMPUS, MAC X2303-02K
DES MOINES, IOWA 50328
866-861-8322

Return Address:
Wells Fargo Bank, N.A.
P.O. Box 31557 MAC B6955-013
Billings, MT 59107-9900

TAX ACCOUNT NUMBER
R140573

State of Oregon Space Above This Line For Recording Data
REFERENCE #: 20072147500402 Account number: 650-650-6813752-1XXX

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"): **CHARLES M. KRAMER AND JANICE M. KRAMER, TRUSTEES OR THE SUCCESSOR TRUSTEE OF THE KRAMER REVOCABLE TRUST, DATED MARCH 4, 1999**

whose address is: **144610 BIRCHWOOD RD, LA PINE, OREGON 97739-9250**

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 FOLLOWING DESCRIBED REAL PROPERTY: LOT 89 IN BLOCK 1 TRACT 1060, SUN FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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



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with the address of 144610 BIRCHWOOD ROAD, LA PINE, OREGON 97739 and parcel number of R140573, 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 \$ 83,980.00 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.

☒ Third Party Rider

☐ Leasehold Rider

☐ 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).

Grantor Janice M Kramer Trustee 8-14-07
Date

Grantor Charles M Kramer Trustee 8-14-07
Date

Grantor _____ Date

Grantor _____ Date



Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____



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



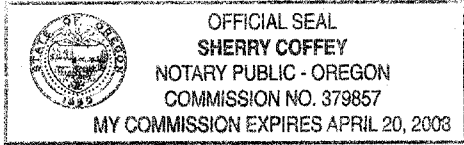
ACKNOWLEDGMENT:

For An Individual Acting In His/Her Own Right:

State of Oregon)

County of Deschutes)

This instrument was acknowledged before me on 8-14-07 (date) by
Janice Krame & Charles Krame
(name(s) of person(s))



(Seal, if any)

Sherry Coffey
(Signature of notarial officer)

Notary Notary Public
Title (and Rank)

My commission expires: April 20, 2008

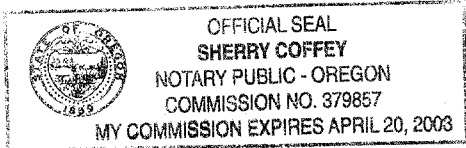


For An Individual Trustee Borrower

State of Oregon)

County of Deschutes)

This instrument was acknowledged before me on August 14, 07 (date) by
Jamie & Charles Krammer (name(s) of person(s)) as
Trustee (type of authority, e.g., officer, trustee, etc.) of
Trust (name of party on behalf of
whom instrument was executed).



(Seal, if any)

Sherry Coffey
(Signature of notarial officer)

Notary Notary Public
Title (and Rank)

My commission expires: April 20, 2008

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



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REFERENCE: 20072147500402
ACCOUNT: 650-650-6813752-1998

THIRD PARTY RIDER

This THIRD PARTY RIDER is made on **AUGUST 14, 2007**, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed ("the Security Instrument") given by the undersigned Trustee(s) to secure the Secured Debt from

JANICE M KRAMER And CHARLES M KRAMER

(the "Debtor") to Lender.

With respect to the Trust, this Security Instrument constitutes a third party mortgage/deed of trust and grant of security interest by the undersigned as Trustee(s) of said Trust in the Property described in this Security Instrument to secure the Note of the Debtor to the Lender.

Consequently, references in the text to "Borrower" refer to the undersigned Trustee(s) and the Debtor if the context in which the term is used so requires. Without limiting the generality of the foregoing, the use of the term "Borrower" in the context of warranties, representations and obligations pertaining to the Property shall refer to the undersigned Trustee(s). The use of the term "Borrower" in the context of the requirements under the Note shall refer to the Debtor.

Except with respect to the obligation(s) of the undersigned as individuals, and not as Trustee(s), with respect to the Secured Debt before the date first set forth herein above and the obligation(s) of the undersigned as individuals with respect to Secured Debt prior to the transfer of the Property into the Trust, the Trust and the undersigned, as Trustee(s), are not liable for the debt evidenced by the Note and are a party hereunder except insofar as their interest in the Property is made subject to the Security Instrument.



Further, revocation of the Trust, distribution of trust assets, or death of any Debtor shall constitute an event of default under the Secured Instrument.

Janice M Kramer Trustee
Trustee JANICE M KRAMER, TRUSTEE Date

Charles M Kramer Trustee
Trustee CHARLES M KRAMER, TRUSTEE Date

Trustee Date

Trustee Date

Trustee Date

Trustee Date

Trustee Date

Trustee Date

