

2007-016177

Klamath County, Oregon



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09/14/2007 11:19:41 AM

Fee: \$51.00

MT 79954 TM

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 SEPTEMBER 10, 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

THOMAS S TUCKER

CHRISTINE S TUCKER

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:

THOMAS S TUCKER , 1115 RIVERSIDE DR, KLAMATH FALLS, OREGON 97601

6) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ 100,000.00

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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5/AMT

Until a change is requested, all tax statements shall be sent to the following address:
THOMAS S TUCKER
1115 RIVERSIDE DR
KLAMATH FALLS, OREGON 97601

Prepared by:
Wells Fargo Bank, N.A.
KAOCHOUA S LEE
DOCUMENT PREPARATION
ONE HOME CAMPUS, MAC X2303-01C
DES MOINES, IOWA 50328
888-934-3669

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

TAX ACCOUNT NUMBER
3909-005A0-00401-000

State of Oregon
REFERENCE #: 20072343165831

Space Above This Line For Recording Data
Account number: **650-650-7086960-0XXX**

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 **SEPTEMBER 10, 2007** and the parties are as follows:

TRUSTOR ("Grantor"): **THOMAS S. TUCKER AND CHRISTINE S. TUCKER, AS TENANTS BY THE ENTIRETY**

whose address is: **1115 RIVERSIDE DR, KLAMATH FALLS, OREGON 97601**

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 **1115 RIVERSIDE DR, KLAMATH FALLS, OREGON 97601** and parcel number of **3909-005A0-00401-000**, 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 \$ 100,000.00 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 SEPTEMBER 25, 2022.
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

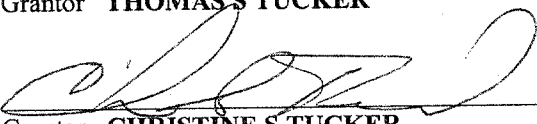
☐ N/A Leasehold Rider

☐ 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).


Grantor **THOMAS S TUCKER**

9-10-07
Date


Grantor **CHRISTINE S TUCKER**

9/10/07
Date

Grantor

Date

Grantor

Date

Grantor

Date

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



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Grantor

Date

Grantor

Date

Grantor

Date

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



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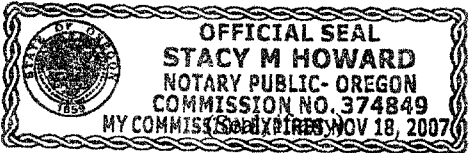
ACKNOWLEDGMENT:

For An Individual Acting In His/Her Own Right:

State of Oregon)

County of Klamath)

This instrument was acknowledged before me on 10 (date) by Sept 2007
Thomas D. Tucker & Christine D. Tucker
(name(s) of person(s))



Stacy M Howard
(Signature of notarial officer)

Escrow Officer
Title (and Rank)

My commission expires: Nov 18, 2007



EXHIBIT A

Reference: 20072343165831

Account: 650-650-7086960-0001

Legal Description:

SEE ATTACHED EXHIBIT

Exhibit A, CDP.V1 07/2004



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EXHIBIT "A"
LEGAL DESCRIPTION

A portion of land lying in the S 1/2 NE 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the center quarter corner of Section 5, Township 39 South, Range 9 East of the Willamette Base and Meridian, Klamath County, Oregon, which corner is marked with an iron axle with gear attached and firmly set in the ground; thence North 685.67 feet and East 23.36 feet to an iron rod with metal cap (Surv, Kap) representing an angle point on the West boundary of this land being partitioned; thence South 42° 13' 19" East 50.04 feet to an iron pin; thence South 71° 37' 46" East 86.02 feet to an iron pin, being the true point of beginning of this description; thence South 36° 05' 30" East 145.00 feet to an iron pin; thence North 53° 54' 30" East 318.65 feet to an iron pin on the westerly right of way boundary of old U.S. Hwy. No. 97; thence along said boundary on the arc of a 4° curve to the left 145.14 feet (long chord bears North 38° 00' 35" West 145.08 feet) to an iron pin; thence South 53° 54' 30" West 313.80 feet to the true point of beginning.

Together with an easement for ingress and egress over and across an existing roadway 50 feet wide as shown on map of Major Land Partition No. 69-83 filed in the records of the Klamath County Clerk on May 1, 1984.