

2007-017850

Klamath County, Oregon



00033317200700178500050058

10/16/2007 08:16:54 AM

Fee: \$41.00

Until a change is requested, all tax statements shall be sent to the following address:

SHERRIE PAYNTER  
6530 REEDER RD  
KLAMATH FALLS, OREGON 97603-2617

Prepared by:

Wells Fargo Bank, N.A.  
ANA HERNANDEZ  
DOCUMENT PREPARATION  
2202 W. ROSE GARDEN (MAC S3818  
PHOENIX, ARIZONA 85027  
877-524-0865

Return Address:

Wells Fargo Bank, N.A.  
P.O. Box 31557 MAC B6955-015  
Billings, MT 59107-9900

TAX ACCOUNT NUMBER  
R599695

State of Oregon  
REFERENCE #: 20072087300072

Space Above This Line For Recording Data  
Account number: 650-650-6660724-1XXX

## 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 06, 2007 and the parties are as follows:

TRUSTOR ("Grantor"): SHERRIE PAYNTER, MARRIED PERSON AND M. J. PAYNTER A NON-VESTED SPOUSE

whose address is: 6530 REEDER RD, KLAMATH FALLS, OREGON 97603-2617

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, FREE OF ENCUMBRANCES EXCEPT AS SPECIFICALLY SET FORTH HEREIN IN THE COUNTY OF KLAMATH AND STATE OF OREGON, TO WIT: LOT 4, BLOCK 2, ROLLING HILLS SUBDIVISION, TRACT 1099, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.**



with the address of **6530 REEDER ROAD, KLAMATH FALLS, OREGON 97603** and parcel number of **R599695**, 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 \$ **50,000.00** 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 06, 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).

Sherrie Paynter  
Grantor **SHERRIE PAYNTER**

8-6-07  
Date

M J Paynter  
Grantor **M J PAYNTER**

8-7-7  
Date

Grantor

Date

Grantor

Date



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Grantor	Date
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Grantor	Date
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Grantor	Date
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Grantor	Date
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**ACKNOWLEDGMENT:**

For An Individual Acting In His/Her Own Right:

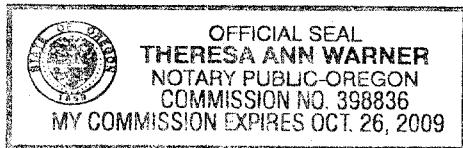
State of Oregon )

County of Harney )

This instrument was acknowledged before me on 8-6-07 (date) by

Sheree Paynter

(name(s) of person(s))



(Seal, if any)

(Signature of notarial officer)

Title (and Rank)

My commission expires: 10/26/2009



**ALL-PURPOSE ACKNOWLEDGEMENT**

State of Oregon  
County of Klamath

On this 26 day of **September, 2007**, before me, the undersigned notary public, personally appeared –

**M J Paynter**

☐ Personally known to me -OR- ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**WITNESS** my hand and official seal.

**Signature:**

Michelle D. Valencia

Michelle D Valencia  
**Name (typed or printed)**

(notary seal)

**My Commission Expires:** 10.23.2010

