

2007-018873

Klamath County, Oregon



11/05/2007 09:34:17 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 B6955-013
Billings, MT 59107-9900

PRINT or TYPE ALL INFORMATION

The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is **OCTOBER 04, 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**

MARGARET LINDA PHILLIPS

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:**

MARGARET L PHILLIPS , 145050 HWY 31, LA PINE, OREGON 97739-9050

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

\$ 50,000.00

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:
MARGARET L PHILLIPS
145050 HWY 31
LA PINE, OREGON 97739-9050

Prepared by:
Wells Fargo Bank, N.A.
MICHAEL S. DAVIS
DOCUMENT PREPARATION
11601 N. BLACK CANYON HWY
PHOENIX, ARIZONA 85029
877-524-0865

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

TAX ACCOUNT NUMBER
R138782

State of Oregon
REFERENCE #: 20072547200008

Space Above This Line For Recording Data
Account number: 650-650-7322217-1XXX

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 OCTOBER 04, 2007 and the parties are as follows:

TRUSTOR ("Grantor"): MARGARET LINDA PHILLIPS, AN UNMARRIED WOMAN

whose address is: 145050 HWY 31, LA PINE, OREGON 97739-9050

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:
LOT 8, ENGLE SUBDIVISION IN THE SE 1/4 NE 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON PIPE ON THE 1/15TH SECTION LINE WHICH IS 998.61 FEET NORTH 1 DEGREES 03 MINUTES 55 SECONDS EAST ALONG THE 1/16TH SECTION LINE FROM THE SOUTHWEST CORNER OF THE SE 1/4 NE 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89 DEGREES 16 MINUTES 52 SECONDS EAST 667.45 FEET TO A

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



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1/2 INCH IRON PIPE; THENCE NORTH 1 DEGREES 43 MINUTES 00 SECONDS EAST 331.40 FEET TO A 1/2 INCH IRON PIPE; THENCE NORTH 89 DEGREES 08 MINUTES 49 SECONDS WEST 671.20 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 1 DEGREES 03 MINUTES 55 SECONDS WEST 332.87 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON THE ROBERT ENGLE SURVEY NO. 900 AS FILED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

with the address of 145050 HIGHWAY 31, LA PINE, OREGON 97739 and parcel number of R138782, 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 OCTOBER 04, 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).

Grantor MARGARET LINDA PHILLIPS

Date

Grantor

Date

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



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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 OCTOBER 04, 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 97-04241 in Book N/A at Page N/A of the Official Records in the Office of the Recorder of DESCHUTES 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 **MARGARET LINDA PHILLIPS**

10/04/07
Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date



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:

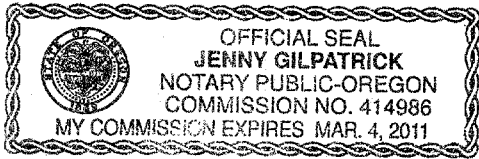
State of Oregon)

County of DESCHUTES)

This instrument was acknowledged before me on 10.4.07 (date) by

MARGARET LINDA PHILLIPS

(name(s) of person(s))



(Seal, if any)

Jenny Gilpatrick
(Signature of notarial officer)

Notary Public
Title (and Rank)

My commission expires: 3.4.2011

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