

2007-019849

Klamath County, Oregon



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Fee: \$41.00

**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 29, 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**

DELBERT E CASE, JR

RENE A CASE

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:**

DELBERT E CASE JR, 360 BASIN VIEW CT, KLAMATH FALLS, OREGON 97603-3951

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

\$ 35,000.00

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:

DELBERT E CASE JR  
360 BASIN VIEW CT  
KLAMATH FALLS, OREGON 97603-3951

Prepared by:

Wells Fargo Bank, N.A.  
TIM CLANG  
DOCUMENT PREPARATION  
18700 NW WALKER RD  
BEAVERTON, OREGON 97006  
503-614-5691

Return Address:

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

TAX ACCOUNT NUMBER

R-3809-035AA-01500-000;R446690

State of Oregon  
REFERENCE #: 20072967500537

Space Above This Line For Recording Data  
Account number: 651-651-2171510-0XXX

## 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 **OCTOBER 29, 2007** and the parties are as follows:

TRUSTOR ("Grantor"): **Delbert E. Case Jr. and Rene A. Case, Husband and Wife**

whose address is: **360 BASIN VIEW CT, KLAMATH FALLS, OREGON 97603-3951**

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:  
**All that real property situated in the County of Klamath, State of Oregon, described as: Lot 5, Block 7, Tract No. 1152, North Hills, according to the official plat thereof on file in the Office of the Clerk of Klamath County, Oregon.**

with the address of **360 BASIN VIEW CT, KLAMATH FALLS, OREGON 97603** and parcel number of **R-3809-035AA-01500-000;R446690**, together with all rights, easements, appurtenances, royalties, mineral rights,

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



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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 \$ 35,000.00 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 NOVEMBER 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).

Delbert E. Case Jr 10-29-07  
Grantor **DELBERT E CASE, JR** Date

Rene A Case 10-29-07  
Grantor **RENE A CASE** Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

Grantor

Date

Grantor

Date

Grantor

Date

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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 10/29/07 (date) by

Deibert E Case JR

Rene A CASE

(name(s) of person(s))

(Seal, if any)

Katrina Hardman  
(Signature of notarial officer)

Notary  
Title (and Rank)

My commission expires: 10/5/09



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