

2007-021060
Klamath County, Oregon



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12/18/2007 08:30:37 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 **NOVEMBER 19, 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**

RONALD A. JONES

GRACE M. JONES

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:**
RONALD A JONES , 19571 MAIN AVE, BLY, OREGON 97622

6) **TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**
\$ 108,000.00

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:

RONALD A JONES
19571 MAIN AVE
BLY, OREGON 97622

Prepared by:

Wells Fargo Bank, N.A.
JESSICA RHOADES
DOCUMENT PREPARATION
2022 W. ROSE GARDEN LANE
PHOENIX, ARIZONA 85027
866-537-8489

Return Address:

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

TAX ACCOUNT NUMBER
R366099

State of Oregon
REFERENCE #: 20072927100187

Space Above This Line For Recording Data
Account number: 651-651-2207827-1XXX

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 NOVEMBER 19, 2007 and the parties are as follows:

TRUSTOR ("Grantor"): **RONALD A. JONES AND GRACE M. JONES, HUSBAND AND WIFE**

whose address is: **19571 MAIN AVE, BLY, OREGON 97622**

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 19571 MAIN AVE, BLY, OREGON 97622 and parcel number of R366099, 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 \$ 108,000.00 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 DECEMBER 19, 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 RONALD A. JONES

Nov 19-07
Date

Grantor GRACE M. JONES

Nov-19-07
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 Klamath)

This instrument was acknowledged before me on 11/19/07 (date) by
Ronald A Jones and Grace M Jones
(name(s) of person(s))

(Seal, if any)

[Signature]
(Signature of notarial officer)

Notary
Title (and Rank)

My commission expires: 10/26/2009

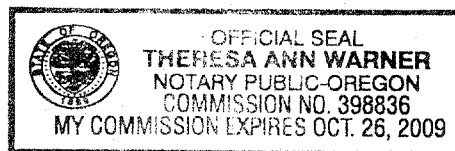


EXHIBIT A

Reference: 20072927100187

Account: 651-651-2207827-1998

Legal Description:

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS: PARCEL 1: LOTS 1, 2 AND 3, BLOCK 3, NORTHERLY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, AND ADJOINING 60 FOOT VACATED STEWART STREET, VACATED BY ORDER OF VACATION RECORDED JULY 22, 1955 IN BOOK 276, AT PAGE 160, DEED RECORDS OF KLAMATH COUNTY, OREGON. PARCEL 2: VACATED LOTS 10, 11, AND 12, BLOCK 3; VACATED LOTS 1, 2 AND 3, BLOCK 4, NORTH BLY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THE VACATED PORTION OF GARDEN AVENUE ADJACENT THERETO IN THE VACATED PORTION NORTHERLY. VACATED BY ORDER FILED JANUARY 16, 1952 IN COUNTY COMMISSIONERS JOURNAL VOLUME 21, PAGE 158. PARCEL 3: THE ADJOINING 60 FOOT VACATED STEWART STREET ADJACENT TO: VACATED LOTS 10, 11, AND 12, BLOCK 3; VACATED LOTS 1, 2 AND 3, BLOCK 4, NORTH BLY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THE VACATED PORTION OF GARDEN AVENUE ADJACENT THERETO IN THE VACATED PORTION NORTH BLY. VACATED BY ORDER FILED JANUARY 16, 1952 IN KLAMATH COMMISSIONERS JOURNAL VOLUME 21, PAGE 158.

