

2007-021082

Klamath County, Oregon



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12/18/2007 09:12:25 AM

Fee: \$51.00

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**

ADAM SCOTT

ANGELA D. SCOTT

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:**
ADAM SCOTT , 2587 GRAPE ST, KLAMATH FALLS, OREGON 97601-5523

6) **TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**
\$ 71,500.00

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:

ADAM SCOTT
2587 GRAPE ST
KLAMATH FALLS, OREGON 97601-5523

Prepared by:

Wells Fargo Bank, N.A.
JESSICA E RHOADES
DOCUMENT PREPARATION
2202 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
R768529

State of Oregon
REFERENCE #: 20073127100119

Space Above This Line For Recording Data
Account number: 651-651-2215481-1XXX

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"): **ANGELA D. SCOTT AND ADAM SCOTT, WIFE AND HUSBAND**

whose address is: **2587 GRAPE ST, KLAMATH FALLS, OREGON 97601-5523**

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**

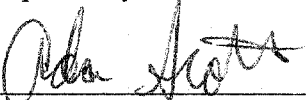
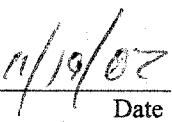


2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of 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 **2587 GRAPE ST, KLAMATH FALLS, OREGON 97601** and parcel number of **R768529**, 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 \$ 71,500.00 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 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 ADAM SCOTT	Date
	
Grantor ANGELA D. SCOTT	Date
_____ Grantor	_____ Date
_____ Grantor	_____ Date
_____ Grantor	_____ Date

Grantor Date

Grantor Date

Grantor Date

[Handwritten signature]



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

Adam Scott

Angela D Scott

(name(s) of person(s))

(Seal, if any)

Katrina Hardman
(Signature of notarial officer)

Notary
Title (and Rank)

My commission expires: 10/25/09



EXHIBIT A

Reference: 20073127100119

Account: 651-651-2215481-1998

Legal Description:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN KLAMATH COUNTY, OREGON: A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 E.W.M.: BEGINNING AT THE SOUTHEAST CORNER OF THE SW1/4 SW1/4 OF SAID SECTION 5; THENCE N 08 DEGREES 59 MINUTES W. 52.70 FEET; THENCE N. 00 DEGREES 18 MINUTES W. 216.09 FEET; THENCE N. 89 DEGREES 27 MINUTES W 200.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME 260 PAGE 687 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N. 89 DEGREES 27 MINUTES W. TO THE EASTERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY AS DESCRIBED IN DEED VOLUME M67 PAGE 8644, KLAMATH COUNTY DEED RECORDS; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN SAID DEED VOLUME 260 PAGE 687; THENCE S. 00 DEGREES 18 MINUTES E. ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION. A STRIP OF LAND THIRTY (30) FEET IN WIDTH, ADJACENT TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY (AS DESCRIBED IN DEED VOLUME M67 PAGE 9771, KLAMATH COUNTY DEED RECORDS) AND ACROSS THE NORTHWESTERLY PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME M66 PAGE 6547, KLAMATH COUNTY DEED RECORDS, SAID STRIP OF LAND BEING SITUATED IN THE SW 1/4 SW 1/4 OF SECTION 5, T. 39 S., R. 9 E. W. M., KLAMATH COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SW 1/4 SW 1/4 OF SAID SECTION 5; THENCE S. 00 DEGREES 18 MINUTES E. 572 FEET; THENCE S. 89 DEGREES 42 MINUTES W. TO A POINT THAT IS THIRTY (30) FEET DISTANT FROM, MEASURED AT RIGHT ANGLES TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHWESTERLY, PARALLEL TO AND THIRTY (30) FEET DISTANT FROM SAID RIGHT OF WAY LINE TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN SAID DEED VOLUME M66 PAGE 6547; THENCE N. 0 DEGREES 18 MINUTES W. ALONG SAID WEST LINE TO THE SOUTHEASTERLY LINE OF SAID HIGHWAY; THENCE NORTHEASTERLY

Exhibit A, CDP.V1 07/2004



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**ALONG THE SOUTHEASTERLY LINE OF SAID HIGHWAY TO THE NORTH
LINE OF THAT TRACT OF LAND DESCRIBED IN SAID DEED VOLUME M68
PAGE 6547; THENCE N. 89 DEGREES 42 MINUTES E. TO THE TRUE POINT
OF BEGINNING OF THIS DESCRIPTION.**

