

2007-021297
Klamath County, Oregon



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12/21/2007 01:58:34 PM

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.

AFTER RECORDING RETURN TO:

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

**THIS SPACE RESERVED FOR
COUNTY RECORDING USE ONLY**

PRINT or TYPE ALL INFORMATION

The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is **NOVEMBER 28, 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**

SHARON M PARKER

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:**
SHARON M PARKER, 2847 FOOTHILLS BLVD, KLAMATH FALLS, OREGON 97603-3768

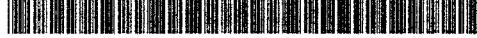
6) **TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**
\$ 75,000.00

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 _____

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



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Until a change is requested, all tax statements shall be sent to the following address:
**SHARON M PARKER
2847 FOOTHILLS BLVD
KLAMATH FALLS, OREGON 97603-3768**

Prepared by:
Wells Fargo Bank, N.A.
**TERRI ROSS
DOCUMENT PREPARATION
2202 W. ROSE GARDEN LANE
PHOENIX, ARIZONA 85027-2643
866-537-8489**

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

TAX ACCOUNT NUMBER
R-3809-034BB-00600-000

State of Oregon **REFERENCE #:** 20073197300308

Space Above This Line For Recording Data

Account number: 651-651-2233047-1XXX

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 28, 2007 and the parties are as follows:

TRUSTOR ("Grantor"): **SHARON M. PARKER, AN UNMARRIED WOMAN**

whose address is: **2847 FOOTHILLS BLVD, KLAMATH FALLS, OREGON 97603-3768**

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 A

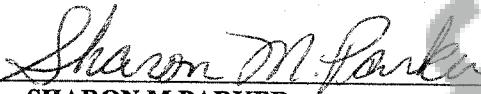
with the address of **2847 FOOTHILLS BLVD, KLAMATH FALLS, OREGON 97603** and parcel number of **R-3809-034BB-00600-000**, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future 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 \$ 75,000.00 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 28, 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 **SHARON M PARKER**

11-28-07
Date

Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

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



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Grantor

Date

Grantor

Date

Grantor

Date

Unofficial
Copy

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ACKNOWLEDGMENT:

For An Individual Acting In His/Her Own Right:

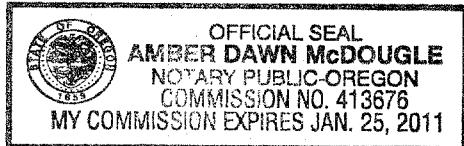
State of Oregon)

County of Klamath)

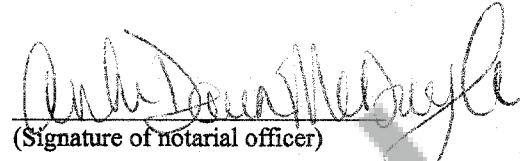
This instrument was acknowledged before me on 11-28-07 (date) by

Sharon M. Parker

(name(s) of person(s))



(Seal, if any)


(Signature of notarial officer)

Notary
Title (and Rank)

My commission expires: Jan 25, 2011

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



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EXHIBIT A

Reference: 20073197300308

Account: 651-651-2233047-1998

Legal Description:

All the following described real property, situate in Klamath County, Oregon: A parcel of that tract of land recorded in Volume 281, Page 166 of Deed Records of Klamath County, Oregon, described therein as being situated in the NW1/4 NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said parcel being more particularly described as follows: Beginning at the Southeast corner of the aforesaid tract of land which corner is marked with a steel axle representing the Southeast corner of the NW1/4 NW1/4 of said Section 34; thence South 89 deg 39 min West along the South boundary of said tract of land a distance of 366.84 feet; thence North 0 deg 19 min West a distance of 160.0 feet to the North boundary of that parcel of land recorded in Volume 335, Page 109 of Deed records of Klamath County, Oregon; thence North 2 deg 31 min West 57.10 feet to an iron pipe marking the true point of beginning of this description; thence North 40 deg 10 min 30 sec East, 48.82 feet to an iron pipe; thence continuing North 52 deg 35 min 30 sec East a distance of 37.77 feet, more or less, to the Southwesterly boundary of that parcel of land recorded in Volume 335, Page 109 of Deed Records aforesaid; thence along said boundary North 51 deg 49 min West 15.27 feet, more or less, to an iron pipe marking a corner of said parcel of land; thence North 43 deg 53 min East along aforesaid boundary, a distance of 57.45 feet to an iron pipe marking a corner of that parcel of land recorded in Volume 311, Page 227, of Deed Records aforesaid; thence following along the boundary of said parcel of land North 88 deg 49 min West, 178.3 feet and South 0 deg 41 min East 161.64 feet to an iron pipe; thence North 68 deg 46 min 30 sec East a distance of 54.35 feet to the true point of beginning. Saving and Excepting: A tract of land situated in the NW1/4 NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, being more particularly described as follows: Beginning at the Southeast corner of said NW1/4 NW1/4 thence North 00 deg 19 min West 20 feet to a point on the Northerly right of way line of the County Road (Beverly Heights Road); thence continuing North 00 deg 19 min West 584.5 feet; thence South 43 deg 53 min West 347.95 feet to a pipe, being the true point of beginning of this description; thence North 38 deg 49 min West 50.00 feet; thence South 01 deg 11 min West 42.22 feet; thence South 88 deg 49 min East 11.04 feet to a pipe being the most Westerly point of that tract of land described in Deed Volume 208, page 353, shown as Parcel 1, as recorded in the Klamath County Deed Records; thence North 43 deg 55 min East 57.45 feet to the true point of beginning.

