## 2008-000941 Klamath County, Oregon

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01/23/2008 10:41:46 AM

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.

## 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 ("Secu	urity Instrument") is JANUARY 04, 2008
NAME(S) OF THE TRANSACTION(S) required by O     Short Form Line of Credit Deed of Trust	RS 205.234(a)
2) DIRECT PARTY / GRANTOR, required by ORS 205.	125(1)(b) and ORS 205.160
JAMES E NISSEN	JANET R NISSEN
3) INDIRECT PARTY / GRANTEE, required by ORS 20 Wells Fargo Bank, N.A.	5.125(1)(b) and ORS 205.160
4) TRUSTEE NAME and ADDRESS Wells Fargo Financial National Bank, c/o Special	lized Services, PO Box 31557 Billings, MT 59107
5) All TAX STATEMENTS SHALL BE SENT TO T JAMES E NISSEN', 6335 KATIE LN, KLAMATH	THE FOLLOWING ADDRESS: FALLS, OREGON 97603-7151
6) TRUE and ACTUAL CONSIDERATION (if any), ORS \$ 75,000.00	\$ 93.030
7) FULL OR PARTIAL SATISFACTION ORDER or WA ORS 205.121(1)(e)	ARRANT FILED IN THE COUNTY CLERKS LEIN RECORDS,
8) THE AMOUNT OF THE CIVIL PENALTY or THE A CHARGES FOR WHICH THE WARRANT< ORDER OR J	MOUNT, INCLUDING PENALTIES, INTEREST AND OTHER UDGMENT WAS ISSUED. ORS 205.125(1)(c) and ORS 18.325
9) Rerecorded to correct Previously recorded as	

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Until a change is requested, all tax statements shall be sent to the following address: JAMES E NISSEN 6335 KATIE LN KLAMATH FALLS, OREGON 97603-7151

Prepared by: Wells Fargo Bank, N.A. VICKI HAGEBUSCH DOCUMENT PREPARATION 18700 NW WALKER RD #92 BEAVERTON, OREGON 97006 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-3909-001BD-04100-000

 Space Above This Line For Recording Data
Account number: 651-651-2284297-1XXX

## 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 <u>JANUARY 04, 2008</u> and the parties are as follows:

TRUSTOR ("Grantor"): JAMES E. NISSEN, AN UNMARRIED MAN, AND JANET R. NISSEN, AN UNMARRIED WOMAN

whose address is: 6335 KATIE LN, KLAMATH FALLS, OREGON 97603-7151

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: THAT REAL PROPERTY SITUATED IN THE COUNTY OF KLAMATH, SATE OF OREGON, DESCRIBED AS: LOT 5, TRACT NO. 1304, PLEASANT VISTA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

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with the address of 6335 KATIE LN, KLAMATH FALLS, OREGON 97603 and parcel number of R-3909-001BD-04100-000, 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 FEBRUARY 04, 2048.
- 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).

- Jane & Missen	68
Grantor JAMES E NISSEN	Date
Dance R. Mussey 1-4	-08
Grantor JANET R NISSEN	Date
Grantor	Date
Grantor	Date

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Grantor in the structure of the control of the cont	Date
Grantor	Date
도 보고 있다. 그렇지 말하게 되고 한 어떤 물리 환경하는 생물이 하는 것이 되었다. 그는 것이 되었다. 	
Grantor	Date
Grantor	<b>T</b>

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of Oregon					
aty of Hamath					
This instrument was acknowledged before me on 1/4/08 (date) by					
JANEY RNISSEN	(name(s) of person(s))				
(Seal, if any)	Signature of notarial officer)  Water Janahanase  Title (and Rank)				
commission expires: 10/05/09	OFFICIAL SEAL				
	OFFICIAL SEAL  KATRINA HARDMAN  NOTARY PUBLIC - OREGON  COMMISSION NO. 398049  MY COMMISSION EXPIRES OCT. 5, 2009				

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