

2008-002712

Klamath County, Oregon



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03/04/2008 10:17:26 AM

Fee: \$66.00

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 **FEBRUARY 11, 2008**

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**

STUART W HANSEN

DEBBIE A HANSEN

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:**

STUART W HANSEN , 2491 5TH AVE, BONANZA, OREGON 97623

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

\$ 100,000.00

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:
STUART W HANSEN
2491 5TH AVE
BONANZA, OREGON 97623

Prepared by:
Wells Fargo Bank, N.A.
NICHOLAS DRESSEN
DOCUMENT PREPARATION
ONE HOME CAMPUS, MAC X2303-01C
DES MOINES, IOWA 50328-0001
866-537-8489

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

TAX ACCOUNT NUMBER
R605722

State of Oregon
REFERENCE #: 20080187300053

Space Above This Line For Recording Data
Account number: 651-651-2362358-1XXX

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 **FEBRUARY 11, 2008** and the parties are as follows:

TRUSTOR ("Grantor"): **STUART W. HANSEN AND DEBBIE A. HANSEN, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS STEWART W. HANSEN AND DEBBIE A. HANSEN, HUSBAND AND WIFE**

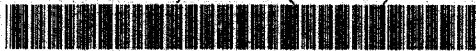
whose address is: **2491 5TH AVE, BONANZA, OREGON 97623**

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:
THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF KLAMATH STATE OF OREGON, TO-WIT: LOT 6 AND THE WEST 12.5 FEET OF LOT 7 IN BLOCK 30 OF GRANDVIEW ADDITION TO BONANZA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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with the address of **2491 5TH AVENUE, BONANZA, OREGON 97623** and parcel number of **R605722**, 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 \$ **100,000.00** 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 **MARCH 11, 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).


Grantor **STUART W HANSEN**

2-11-08
Date


Grantor **DEBBIE A HANSEN**

2/13/08
Date

Grantor

Date

Grantor

Date



Grantor	Date
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Grantor	Date
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Grantor	Date
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Grantor	Date
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[Handwritten signature]



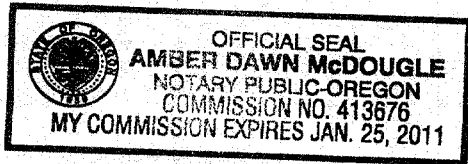
ACKNOWLEDGMENT:

For An Individual Acting In His/Her Own Right:

State of Oregon)

County of Klamath)

This instrument was acknowledged before me on 2-11-08 (date) by
Stuart W. Hansen
(name(s) of person(s))



(Seal, if any)

Amber Dawn McDougle
(Signature of notarial officer)

Notary
Title (and Rank)

My commission expires: Jan 25, 2011

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ALL-PURPOSE ACKNOWLEDGEMENT

State of Oregon, Klamath County} ss:

On 2-13-08 before me, Amber McDagle Notary Public

Personally appeared

Debbie A. Hansen

☐ Personally known to me -OR- ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

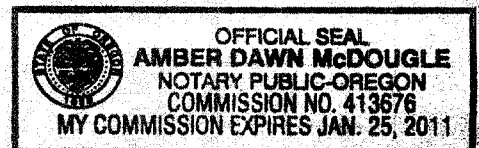
WITNESS my hand and official seal.

Signature:

Amber Dawn McDagle

Name (typed or printed)

Amber Dawn McDagle



(notary seal)

My Commission Expires: Jan 25, 2011