

2008-006410

Klamath County, Oregon



00045371200800064100040044

05/02/2008 03:23:14 PM

Fee: \$36.00

Until a change is requested, all tax statements shall be sent to the following address:

LYNN A BAUMANN
5429 BENCHWOOD AVE
KLAMATH FALLS, OREGON 97603-0000

Prepared by:

Wells Fargo Bank, N.A.
VALERIE EISEL, DOCUMENT PREPARATION
1 HOME MORTGAGE, X2303-04U
DES MOINES, IOWA 50328-0000
866-285-5350

Return To:



A FIDELITY NATIONAL FINANCIAL COMPANY
West Coast - Recording Department
700 Cherrington Parkway
Coraopolis, PA 15108 4428960

TAX ACCOUNT NUMBER

3809026DD01000000

[Space Above This Line For Recording Data]

ATE = 65746

SHORT FORM LINE OF CREDIT TRUST DEED

REFERENCE #: 20080931149230

Account number: 650-650-8333809-1XXX

DEFINITIONS

Words used in multiple sections of this document are defined below. The Master Form Trust Deed includes other defined words and rules regarding the usage of words used in this document.

(A) "Security Instrument" means this document, which is dated APRIL 25, 2008, together with all Riders to this document.

(B) "Borrower" is LYNN A BAUMANN. Borrower is the trustor under this Security Instrument.

(C) "Lender" is Wells Fargo Bank, N.A. Lender is a national bank organized and existing under the laws of the United States. Lender's address is 101 North Phillips Avenue, Sioux Falls, SD 57104.

(D) "Trustee" is Wells Fargo Financial National Bank, c/o Specialized Services, PO Box 31557 Billings, MT 59107.

(E) "Debt Instrument" means the loan agreement or other credit instrument signed by Borrower and dated APRIL 25, 2008. The Debt Instrument states that Borrower owes Lender, or may owe Lender, an amount that may vary

OREGON - SHORT FORM OPEN-END SECURITY INSTRUMENT

HCWF#1018v1 (2/16/08)



(page 2 of 4 pages)

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This document is being recorded as an accommodation only. No information contained herein has been verified.
Aspen Title & Escrow, Inc.

from time to time up to a maximum principal sum outstanding at any one time of, **SEVENTY-FIVE THOUSAND AND 00/100THS** Dollars (U.S. **\$75,000.00**) plus interest. Borrower has promised to pay this debt in Periodic Payments and to pay the debt in full not later than seven (7) calendar days after **May 25, 2048**.

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means all amounts owed now or hereafter under the Debt Instrument, including without limitation principal, interest, any prepayment charges, late charges and other fees and charges due under the Debt Instrument, and also all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

☐ **N/A** Leasehold Rider

☐ **N/A** Third Party Rider

☐ **N/A** Other(s) [specify] _____ **N/A**

(I) "Master Form Trust Deed" means the Master Form Line of Credit Trust Deed dated **June 14, 2007**, and recorded on **August 02, 2007**, as Instrument No. **2007-013662** in Book **n/a** at Page **n/a** of the Official Records in the Office of the Recorder of **Klamath** County, State of Oregon.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all future advances, renewals, extensions and modifications of the Debt Instrument, including any future advances made at a time when no indebtedness is currently secured by this Security Instrument; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Debt Instrument. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

_____ County _____ of _____ **Klamath** _____ :
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

LOT 23, TRACT NO. 1441, SKY RIDGE ESTATES, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. CODE 062 MAP 3809-026DD TL 01000 KEY #892492

which currently has the address of _____ **5429 BENCHWOOD AVENUE** _____

_____ **KLAMATH FALLS** _____, Oregon _____ **97603-0000** _____ ("Property Address"):
[City] [Street] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." The Property shall also include any additional property described in Section 20 of the Master Form Trust Deed.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record as of the execution date of this Security Instrument. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

MASTER FORM TRUST DEED

OREGON - SHORT FORM OPEN-END SECURITY INSTRUMENT
HCWF#1018v1 (2/16/08)

(page 3 of 4 pages)



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By the execution and delivery of this Security Instrument, Borrower agrees that all of the provisions of the Master Form Trust Deed are hereby incorporated in their entirety into this Security Instrument. Borrower agrees to be bound by and to perform all of the covenants and agreements in the Master Form Trust Deed. A copy of the Master Form Trust Deed has been provided to Borrower.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it. Borrower also acknowledges receipt of a copy of this document and a copy of the Master Form Trust Deed.

Lynn A. Baumann
LYNN A BAUMANN

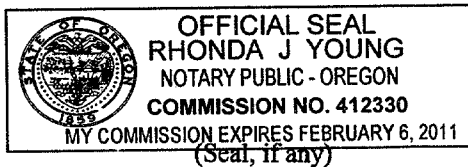
(Seal)
-Borrower

For An Individual Acting In His/Her Own Right:

State of Oregon)
County of KLAMATH)

This instrument was acknowledged before me on 4-25-08 (date) by
LYNN A BAUMANN

(name(s) of person(s))



[Signature]
(Signature of notarial officer)

NOTARY PUBLIC

Title (and Rank)

My commission expires: 2-6-11

**Lot 23, Tract No. 1441, SKY RIDGE ESTATES, PHASE 1, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.**
