

2008-007115

Klamath County, Oregon



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05/14/2008 08:44:37 AM

Fee: \$41.00

## RECORDING COVER SHEET

### 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:

When recorded mail to:  
**FIRST AMERICAN EQUITY LOAN  
SERVICES**  
**1100 SUPERIOR AVENUE, SUITE 200**  
**CLEVELAND, OHIO 44114**  
**ATTN: FT1120**

PRINT or TYPE ALL INFORMATION

The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is **APRIL 30, 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

KATHY M HOARD

KATHLEEN S DUCKWORTH

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:

KATHY M HOARD , 1749 HESTER AVE, APT 11, SAN JOSE, CALIFORNIA 95128-5236

6) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030  
\$ 40,000.00

7) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERKS LIEN 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) Recorded to correct \_\_\_\_\_  
Previously recorded as \_\_\_\_\_



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

KATHY M HOARD  
1749 HESTER AVE, APT 11  
SAN JOSE, CALIFORNIA 95128-5236

Prepared by:

Wells Fargo Bank, N.A.  
DAVID HARRIS, DOCUMENT PREPARATION  
ONE HOME CAMPUS, MAC X2303-01W  
DES MOINES, IOWA 50328  
866-537-8489

Return Address:

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

TAX ACCOUNT NUMBER

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[Space Above This Line For Recording Data]

**SHORT FORM TRUST DEED**

14397059

REFERENCE #: 20080857100151

Account number: 651-651-2494136-0XXX

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 30, 2008, together with all Riders to this document.

(B) "Borrower" is KATHY M. HOARD, AN UNMARRIED PERSON AND KATHLEEN S. DUCKWORTH, A MARRIED PERSON WHO ACQUIRED TITLE AS KATHY HOARD AND KATHLEEN DUCKWORTH. 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 promissory note signed by Borrower and dated APRIL 30, 2008. The Debt Instrument states that Borrower owes Lender FORTY THOUSAND AND 00/100THS Dollars (U.S. \$40,000.00)

OREGON - SHORT FORM CLOSED-END SECURITY INSTRUMENT

HCWF#1020v1 (2/16/08)



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plus interest. Borrower has promised to pay this debt in one or more regular Periodic Payments and to pay the debt in full not later than **seven (7) calendar days after MAY 15, 2038.**

(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]:

☐ Leasehold Rider

☐ Third Party Rider

☐ Other(s) [specify] N/A

(I) **"Master Form Trust Deed"** means the Master Form Trust Deed dated **June 14, 2007**, and recorded on **August 02, 2007**, as Instrument No. **2007-013661** 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 renewals, extensions and modifications of the Debt 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]

#### SEE ATTACHED EXHIBIT

which currently has the address of 4515 MAPLEWOOD CT  
[Street]  
KLAMATH FALLS, Oregon 97603 ("Property Address"):  
[City] [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

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.

OREGON - SHORT FORM CLOSED-END SECURITY INSTRUMENT

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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.

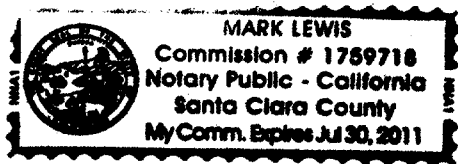
Kathy M. Hoard (Seal)  
KATHY M HOARD -Borrower

Kathleen S. Duckworth (Seal)  
KATHLEEN S DUCKWORTH -Borrower

For An Individual Acting In His/Her Own Right:

State of Oregon California )  
County of Santa Clara )

This instrument was acknowledged before me on 4/30/08 (date) by  
Kathy M Hoard & Kathleen S Duckworth  
(name(s) of person(s))



(Seal, if any)

Mark Lewis  
(Signature of notarial officer)

Notary Public  
Title (and Rank)

My commission expires: July 30, 2011



EXHIBIT A

LOT 9 IN BLOCK 3 OF BANYON PARK, TRACT NUMBER 1008, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON WHICH HAS THE ADDRESS OF 4615 MAPLEWOOD COURT, KLAMATH FALLS OREGON 97603.

SITUATE IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, STATE OF OREGON.

Permanent Parcel Number: R571152  
KATHY M. HOARD, AS HER SOLE AND SEPARATE PROPERTY

4615 MAPLEWOOD COURT, KLAMATH FALLS OR 97603  
Loan Reference Number : 20080857100151  
First American Order No: 14397059  
Identifier: FIRST AMERICAN LENDERS ADVANTAGE

 HOARD  
14397059

OR

FIRST AMERICAN ELS  
DEED OF TRUST

