

2009-004996

Klamath County, Oregon



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04/10/2009 08:49:27 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:

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 **MARCH 18, 2009****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**JEREMY K. RENNERRICHARD R. RENNER**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:**JEREMY K RENNER , 5116 BRISTOL AVE, KLAMATH FALLS, OREGON 97603-8107**6) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**\$ 35,000.00**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

OREGON - SHORT FORM OPEN-END SECURITY INSTRUMENT

HCWF#1018v1 (02/21/09)



(page 1 of 4 pages)

Documents Processed 03-18-2009, 07:22:22

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

JEREMY K RENNER
5116 BRISTOL AVE
KLAMATH FALLS, OREGON 97603-8107

Prepared by:

Wells Fargo Bank, N.A.
MICHELLE M BENNING, DOCUMENT PREPARATION
ONE HOME CAMPUS
DES MOINES, IOWA 50328-0001
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
R557588

[Space Above This Line For Recording Data]

SHORT FORM LINE OF CREDIT TRUST DEED

REFERENCE #: 20090437700173

Account number: 651-651-2707008-1XXX

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 MARCH 18, 2009, together with all Riders to this document.

(B) "Borrower" is RICHARD R. RENNER, UNMARRIED, AND JEREMY K. RENNER, UNMARRIED, NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP.

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.

OREGON - SHORT FORM OPEN-END SECURITY INSTRUMENT

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(page 2 of 4 pages)

Documents Processed 03-18-2009, 07:22:22

(E) "Debt Instrument" means the loan agreement or other credit instrument signed by Borrower and dated **MARCH 18, 2009**. The Debt Instrument states that Borrower owes Lender, or may owe Lender, an amount that may vary from time to time up to a maximum principal sum outstanding at any one time of, **THIRTY-FIVE THOUSAND AND 00/100THS** Dollars (U.S. \$**35,000.00**) 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 April 18, 2049**.

(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 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]

SEE ATTACHED EXHIBIT

which currently has the address of _____ **5116 BRISTOL AVE** _____
[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.

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.


JEREMY R. RENNER

-Borrower


RICHARD R. RENNER

-Borrower

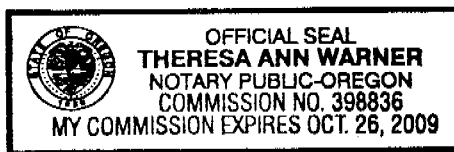
For An Individual Acting In His/Her Own Right:

State of Oregon)

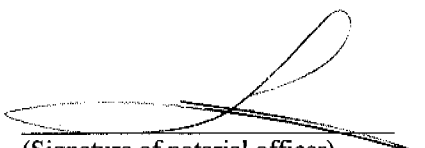
County of Marathon)

This instrument was acknowledged before me on 3/18/09 (date) by

Jeremy R. Renner and Richard R. Renner
(name(s) of person(s))



(Seal, if any)


(Signature of notarial officer)

Notary
Title (and Rank)

My commission expires: 10/26/2009



EXHIBIT A

Reference: 20090437700173

Account: 651-651-2707008-1998

Legal Description:

THE FOLLOWING DESCRIBED REAL PROPERTY FREE OF ENCUMBRANCES EXCEPT AS SPECIFICALLY SET FORTH HEREIN, SITUATE IN KLAMATH COUNTY, OREGON, AND LEGALLY DESCRIBED AS FOLLOWS, TO-WIT: A PIECE OR PARCEL OF LAND SITUATE IN THE S 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF A 60 FOOT ROADWAY, FROM WHICH THE QUARTER SECTION CORNER COMMON TO SECTIONS 11 AND 14, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, BEARS SOUTH 89 DEGREES 28 MINUTES WEST ALONG THE SAID ROADWAY CENTER LINE 329.3 FEET, AND SOUTH 0 DEGREES 09 MINUTES EAST ALONG THE NORTH AND SOUTH CENTER LINE OF THE SAID SECTION 11, AS MARKED ON THE GROUND BY A WELL ESTABLISHED FENCE LINE 1663.6 FEET; AND RUNNING THENCE SOUTH 0 DEGREES 16 MINUTES EAST 331.9 FEET, MORE OR LESS, TO A POINT IN THE SOUTH BOUNDARY LINE OF THE SAID S 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 11; THENCE SOUTH 89 DEGREES 31 1/2 MINUTES EAST ALONG THE BOUNDARY LINE 130.8 FEET; THENCE NORTH 0 DEGREES 16 MINUTES WEST 334.2 FEET, MORE OR LESS, TO THE CENTER LINE OF THE BEFORE MENTIONED ROADWAY; THENCE SOUTH 89 DEGREES 28 MINUTES WEST 130.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

