

2010-001822

Klamath County, Oregon



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02/03/2010 09:24:16 AM

Fee: \$62.00

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:

After recording, return recording
information to:

American Title, Inc.**PO Box 641010****Omaha, NE 68164-1010****PRINT or TYPE ALL INFORMATION***Att # 200912310040*The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is **JANUARY 08, 2010****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**JANET E PAXSON**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:**JANET E PAXSON, 5706 BRYANT AVE, KLAMATH FALLS, OREGON 97603-5114**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)(c)****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)

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

JANET E PAXSON
5706 BRYANT AVE
KLAMATH FALLS, OREGON 97603-5114

Prepared by:

Wells Fargo Bank, N.A.
DEL HARKEN, DOCUMENT PREPARATION
2202 W ROSE GARDEN LANE
PHOENIX, ARIZONA 85027
866-537-8489

After recording, return recording information to:

American Title, Inc.
PO Box 641010
Omaha, NE 68164-1010

TAX ACCOUNT NUMBER
R511636

[Space Above This Line For Recording Data]

SHORT FORM LINE OF CREDIT TRUST DEED

REFERENCE #: 20093487700043

Account number: 651-651-2834141-1XXX

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 JANUARY 08, 2010, together with all Riders to this document.

(B) "Borrower" is JANET E. PAXSON, AN UNMARRIED PERSON. 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

OREGON - SHORT FORM OPEN-END SECURITY INSTRUMENT
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JANUARY 08, 2010. 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 February 08, 2050.** (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 5706 BRYANT 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.

Janet E. Paxson
JANET E PAXSON

-Borrower

For An Individual Acting In His/Her Own Right:

State of Oregon)

County of Klamath)

This instrument was acknowledged before me on 1-8-10 (date) by

JANET PAXSON

(name(s) of person(s))



(Seal, if any)

Deborah Jean Swingle
(Signature of notarial officer)

NOTARY
Title (and Rank)

My commission expires: 7-18-2011



EXHIBIT A

Reference: 20093487700043

Account: 651-651-2834141-1998

Legal Description:

ALL OF THAT CERTAIN REAL PROPERTY, SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS, TO WIT: LOT 6 IN BLOCK 3 OF CASA MANANA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THAT PORTION OF LOT 6, BLOCK 3, CASA MANANA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE CENTER OF THE CUL-DE-SAC ON BRYANT AVENUE; THENCE SOUTH 53 DEGREES 41 MINUTES 30 SECONDS WEST 50.00 FEET TO A HALF-INCH IRON PIN BETWEEN THE EXISTING CONCRETE DRIVEWAYS FROM WHICH THE EASTERLY CORNER COMMON TO LOTS 5 AND 6, BLOCK 3 BEARS NORTH 34 DEGREES 59 MINUTES 35 SECONDS WEST 2.30 FEET; THENCE SOUTH 88 DEGREES 28 MINUTES 15 SECONDS WEST ALONG THE LINE BETWEEN SAID DRIVEWAYS 14.00 FEET TO A HALF INCH IRON PIN; THENCE SOUTH 50 DEGREES 58 MINUTES 15 SECONDS WEST 68.60 FEET TO A SPIKE ON TOP OF A 4 INCH BY 4 INCH FENCE POST; THENCE SOUTH 54 DEGREES 24 MINUTES 30 SECONDS WEST ALONG A FENCE LINE 30.60 FEET TO A HALF INCH IRON PIN ON THE WESTERLY LINE OF SAID SUBDIVISION; THENCE NORTH 00 DEGREES 14 MINUTES WEST 2.70 FEET TO THE WESTERLY CORNER BETWEEN LOTS 5 AND 6 OF SAID SUBDIVISION, WITH BEARINGS BASED ON THE CENTER LINE OF SAID BRYANT AVENUE AS BEING SOUTH 89 DEGREES 12 MINUTES WEST. AND THAT PORTION OF LOT 5, BLOCK 3, CASA MANANA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE CENTER OF THE CUL-DE-SAC ON BRYANT AVENUE; THENCE SOUTH 53 DEGREES 41 MINUTES 30 SECONDS WEST 50.00 FEET TO A 1/2 INCH IRON PIN BETWEEN THE EXISTING CONCRETE DRIVEWAYS, FROM WHICH THE EASTERLY CORNER COMMON TO LOTS 5 AND 6, BLOCK 3 BEARS NORTH 34 DEGREES 59 MINUTES 35 SECONDS WEST 2.30 FEET; THENCE SOUTH 88 DEGREES 28 MINUTES 15 SECONDS WEST ALONG THE LINE BETWEEN SAID DRIVEWAYS 14.00 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 50 DEGREES 58 MINUTES 15 SECONDS WEST, 68.60 FEET

Exhibit A, CDP.V1 07/2004



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TO A SPIKE ON TOP OF A 4 INCH FENCE POST; THENCE SOUTH 54 DEGREES 24 MINUTES 20 SECONDS WEST ALONG A FENCE LINE 30.60 FEET TO A 1 /2 INCH PIN ON THE WESTERLY LINE OF SAID SUBDIVISION; THENCE NORTH 00 DEGREES 14 MINUTES WEST, 2.70 FEET TO THE WESTERLY CORNER BETWEEN LOTS 5 AND 6 OF SAID SUBDIVISION, WITH BEARINGS BASED ON THE CENTER LINE OF SAID BRYANT AVENUE AS BEING SOUTH 89 DEGREES 12 MINUTES WEST.

