

2010-002735

Klamath County, Oregon



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03/01/2010 09:41:13 AM

Fee: \$57.00

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

2009 12 11 06 42

PRINT or TYPE ALL INFORMATION

The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is FEBRUARY 09, 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

**WILLIAM F LEECH, TRUSTEE OF THE LEECH
FAMILY REVOCABLE TRUST**

**MARTHA L LEECH, TRUSTEE OF THE
LEECH FAMILY REVOCABLE TRUST**

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:**

W F LEECH , 145452 BIRCHWOOD RD, LA PINE, OREGON 97739

6) **TRUE and ACTUAL CONSIDERATION** (if any), ORS 93.030
\$ 25,000.00

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 5 pages)

Documents Processed 02-05-2010, 12:49:53

Date January 27, 20 10

Place of Recording _____

Record & Return by [X] Mail [] Pickup

WELLS FARGO BANK N.A.

Name

1 HOME CAMPUS, X2303-01W

Address 1

DES MOINES, IA 50328

Address 2

Tax Parcel No. _____

Legal Description is at page _____

Lot _____ Block _____ Plat or Section _____

Township _____ Range _____ Quarter/Quarter Section _____

This Instrument Prepared By:

Ann Watt

Preparer's Name

Preparer's Title

2701 Wells Fargo Way

Preparer's Address 1

Minneapolis, Minnesota 55408

Preparer's Address 2

612-312-5224

Preparer's Telephone Number

Preparer's Signature _____

WELLS FARGO BANK N.A.

Lender's Name

1 HOME CAMPUS, X2303-01W

Lender's Address 1

DES MOINES, IA 50328

Lender's Address 2

WILLIAM LEECH

Borrower's Name

145452 BIRCHWOOD RD

Borrower's Address 1

LA PINE, OR 97739

Borrower's Address 2

REAL PROPERTY AND MANUFACTURED HOME LIMITED POWER OF ATTORNEY

(To execute or release title, mortgage or deed of trust, security filing, transfer of equity and insurance documents and proceeds.)

The undersigned borrower(s), whether one or more, each referred to below as "I" or "me," residing at:
145452 BIRCHWOOD RD

Street Address

LA PINE

City

OR

State

97739

Zip

KLAMATH

County

("Present Address").

I am the Buyer/Owner of the following manufactured home (the "Manufactured Home"):

USED

New/Used

2000

Year

Fuqua Homes

Manufacturer's Name

17506A/B/C

Model Name/Model No.

Manufacturer's Serial No.

67 / 26

Length / Width

permanently affixed to the real property located at 145452 BIRCHWOOD RD

Street Address

LA PINE, OR 97739 KLAMATH ("Property Address") and as more
City State Zip County

particularly described on Exhibit A attached hereto (the "Real Property"). I do hereby irrevocably make, constitute, appoint and authorize with full powers of substitution, [Wells Fargo Bank N.A.], ("Lender"), its successors, assigns or designees as my agent and attorney-in-fact, in my name, place and stead in any way which I could do, if I were personally present, with full power of substitution and delegation, (1) to complete, execute and deliver, in my name or Lender's name, any and all forms, certificates, assignments, designation, releases or other documentation as may be necessary or proper to implement the terms and provisions of the Security Instrument dated _____

_____ executed by me in favor of Lender, (2) to complete, execute and deliver, in my name or in Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to make application for and obtain the certificates of title for the Manufactured Home and to have Lender (or its designee) designated as lienholder on the certificate of title for the Manufactured Home, (3) to complete, execute and deliver in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to have the Manufactured Home treated as real estate for any and all purposes under state law, including but not limited to the surrender of any certificate of title, any election to treat the Manufactured Home as real estate for tax purposes or to meet any other requirements in order for the loan/financing secured by the Manufactured Home and the Real Property to be eligible for sale to the Federal National Mortgage Association ("Fannie Mae"), the Federal Home Loan Mortgage Association ("Fannie Mac") or any other secondary market purchaser, (4) to receive, complete, execute or endorse, and deliver in my name or Lender's name any and all claim forms, agreements, assignments, releases, checks, drafts or other instruments and vehicles for the payment of money, relating to any insurance covering the Manufactured Home, the indebtedness secured by the Manufactured Home or the Real Property, and (5) to complete, sign and file, without my signature, such financing and continuation statements, amendments, and supplements thereto, mortgages, deeds of trust and other documents, including releases of these items, which Lender may from time to time deem necessary to perfect, preserve and protect Lender's security interest in the Manufactured Home, the Property and any other property sold with it. I acknowledge that at the time this Power of Attorney and my Security Instrument and any of the forms, certificates, assignments, designations, releases or other documentation are prepared, the serial number of the Manufactured Home may not be available or may be inaccurate. The Manufactured Home may be a factory order in the process of being constructed. Immediately upon Lender's receipt of the serial number, I understand and agree that the above items may be completed and/or corrected by Lender to properly disclose all the applicable home identifications, including the serial number. I understand that I will be provided with a copy of any corrected agreement.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and I for myself and for my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument. I have given this Limited Power of Attorney in connection with a loan/financing to be given by Lender and to induce Lender to make the financing available. It is coupled with an interest in the transaction and is irrevocable. This Limited Power of Attorney shall not be affected by my (our) subsequent incapacity, disability, or incompetence. I do

further grant unto Lender full authority and power to do and perform any and all acts necessary or incident to the execution of the powers herein expressly granted, as fully as I might or could do if personally present.

WITNESS my hand and seal this 9 day of FEB 2010.

William F. Leech
(seal)

[type Borrower's name]
WILLIAM F LEECH

By: _____

(seal)

[type signatory's name]

Its: _____

[authorized officer]

STATE OF Oregon)

COUNTY OF Lamath) ss.:

On the 9 day of February in the year 2010 before me,
the undersigned, a Notary Public in and for said State, personally appeared

William F. Leech, personally
known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose
name(s) is (are) subscribed to the within instrument and acknowledged to me that he (she) executed
the same in his (her) capacity (ies), and that by his (her) signature(s) on the instrument, the
individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Jamie D. Rose
Notary Signature

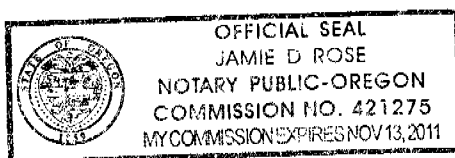
Jamie D. Rose
Notary Printed Name

Notary Public; State of Oregon

Qualified in the County of Deschutes

My commission expires: Nov. 13, 2011

Official Seal:



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EXHIBIT A

Reference: 20092879700083

Account: 650-650-9600545-1998

Legal Description:

**LOTS 2, 3 AND 4 IN BLOCK 3, TRACT 1060, SUN FOREST ESTATES,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE
OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. PARCEL I.D.
NO.S: 2310-036B0-07600-000; 2310-036B0-07700-000; 2310-036B0-07800-000; M-
252544**

