2011-005071

Klamath County, Oregon



04/22/2011 09:40:26 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.

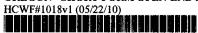
THIS	SF	A	CE	RE	CSE	R	VE	D	F	OR	á

COUNTY RECORDING USE ONLY

After recording, return recording	COUNTY RECORDING USE ONLY
information to:	
American Title, Inc.	
PO Box 641010	
Omaha, NE 68164-1010	PRINT or TYPE ALL INFORMATION
	'
The date of this Short Form Line of Credit Deed of Trust ("Security	
1) NAME(S) OF THE TRANSACTION(S) required by OR Short Form Line of Credit Deed of Trust	S 205.234(a)
2) DIRECT PARTY / GRANTOR, required by ORS 205.12	5(1)(b) and ORS 205.160
LOIS JANNUZZI	MARLON JANNUZZI
3) INDIRECT PARTY / GRANTEE, required by ORS	6 205.125(1)(b) and ORS 205.160
Wells Fargo Bank, N.A., as Beneficiary also	
4) TRUSTEE NAME and ADDRESS	' ( ) '
Wells Fargo Financial National Bank, c/o Specializ	ed Services, PO Box 31557 Billings, MT 59107
5) All TAX STATEMENTS SHALL BE SENT T	O THE FOLLOWING ADDRESS:
LOS A LANNIEZZI 1505 ADTIND CT. IZI A	MATHEALLS ODECON 07/02 4414
LOIS A JANNUZZI, 1505 ARTHUR ST, KLA  6) TRUE and ACTUAL CONSIDERATION (if any),	
	7K3 93,030
\$ 100,000.00	- WANDANE DIED IN THE COUNTY OF EDUCATION
7) FULL OR PARTIAL SATISFACTION ORDER RECORDS, ORS 205.121(1)(e)	or WARRANT FILED IN THE COUNTY CLERKS LIEN
	HE AMOUNT, INCLUDING PENALTIES, INTEREST AND RANT< ORDER OR JUDGMENT WAS ISSUED. ORS
9) Recorded to correct	
Previously recorded as	

OREGON - SHORT FORM OPEN-END SECURITY INSTRUMENT

(page 1 of 5 pages)



Until a change is requested, all tax statements shall be sent to the following address: LOIS A JANNUZZI 1505 ARTHUR ST KLAMATH FALLS, OREGON 97603-4414

Prepared by: Wells Fargo Bank, N.A. HECTOR M ROSAS, DOCUMENT PREPARATION 11601 N BLACK CANYON HIGHWAY PHOENIX, ARIZONA 85029 602-328-2445

Return Address: Wells Fargo Bank, N.A. Attn: Document Mgt. P.O. Box 31557 MAC B6953-013 Billings, MT 59107-9900

TAX ACCOUNT NUMBER R444969

[Space Above This Line For Recording Data]

## SHORT FORM LINE OF CREDIT TRUST DEED

REFERENCE #: 20110627600043

Account number: 682-682-0341568-1XXX

### **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 26, 2011, together with all Riders to this document.
- (B) "Borrower" is MARLON JANNUZZI AND LOIS JANNUZZI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY. Borrower is the trustor under this Security Instrument.
- (C) "Lender" is Wells Fargo Bank, N.A., as Beneficiary also 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 HCWF#1018v1 (05/22/10)

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Documents Processed 03-25-2011, 18:37:12

- (E) "Debt Instrument" means the loan agreement or other credit instrument signed by Borrower and dated MARCH 26, 2011. 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, ONE HUNDRED THOUSAND AND 00/100THS Dollars (U.S. \$100,000.00) 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 26, 2051.
- (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]:

	_/^
14.7	// 1
N/A	
	N/A

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

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF KLAMATH AND STATE OF OREGON, FREE OF ENCUMBRANCES EXCEPT AS SPECIFICALLY SET FORTH HEREIN: LOT 8, ELM PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. APN: R444969

which currently has the address of		1505 ARTHUR STREET	r
	7	[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.

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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.

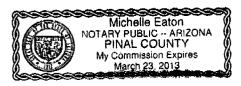
LOIS JANNUZZI

-Borrower

MARLON JANNUZZI

-Borrower

For An Individual Acting In His/Her Own Right:			
State of Oregon AYIVVIA	)		
County of Pinal	)	)	
This instrument was acknowled	ged befo	re me on	03 76 70 (date) by
	7		(name(s) of person(s))



(Seal, if any)

(Signature of notarial officer)

Notary Public Title (and Rank)

My commission expires: 03 V3 13