

2012-008113

Klamath County, Oregon



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07/25/2012 08:48:49 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 recording
information to: ATI# 20120530855

American Title, Inc.

PO Box 641010: Ann Reins

Omaha, NE 68164-1010

PRINT or TYPE ALL INFORMATION

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, name(s) and address(es) required by ORS 205.125(1)(b) and ORS 205.160
WILLIAM C RUTLER BEVERLEY L RUTLER

15818 TIMERLINE LN
KLAMATH FALLS, OREGON 97627

15818 TIMERLINE LN
KLAMATH FALLS, OREGON 97627

3) INDIRECT PARTY / GRANTEE, name(s) and address(es) required by ORS 205.125(1)(a) and ORS 205.160
WELLS FARGO BANK, N.A. AS BENEFICIARY ALSO

101 N. PHILLIPS AVE., SIOUX FALLS, SOUTH DAKOTA 57104

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030
\$ 50,000.00

5) ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:
WILLIAM C RUTLER

15818 TIMERLINE LN

KLAMATH FALLS, OREGON 97627

6) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERKS LIEN RECORDS,
ORS 205.121(1)(e)

7) 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

8) Rerecorded to correct
Previously recorded as

Prepared By:
Wells Fargo Bank, N.A.
SANDRA S SHAVE
DOCUMENT PREPARATION
11601 N. Black Canyon Hwy
Phoenix, ARIZONA 85029
866-537-8489

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

____ State of Oregon _____ {Space Above This Line For Recording
Data} _____
Account number: 651-651-2550515-1998 Reference number: 20121437700033

**MODIFICATION TO HOME EQUITY LINE OF CREDIT
AGREEMENT AND LINE OF CREDIT TRUST DEED**

This Modification Agreement (this "Agreement") is made this **12TH DAY OF JUNE, 2012**, between **Wells Fargo Bank, N.A.** (the "Lender") and **WILLIAM C. RUTLER AND BEVERLEY L RUTLER WHO ACQUIRED TITLE AS BEVERLY RUTLER, H USBAND AND WIFE** (individually and collectively, the "Borrower").

Borrower has entered into a home equity line of credit agreement (the "Line of Credit Agreement") with the Lender, dated **June 11, 2008**, in the original maximum principal amount of **\$ 50,000.00**. The Line of Credit Agreement is secured by a deed of trust dated the same date as the Line of Credit Agreement (together with any renewals, extensions, and modifications to it made prior to the date of this Agreement), which is recorded in Book/Roll N/A at page(s) N/A of the **County of KLAMATH** County, State of Oregon as document No. **2008009368** (the "Security Instrument"), and covering real property located at **15818 TIMBERLINE LANE, KLAMATH FALLS, OREGON 97601** (the "Property") and described as follows:

Tax Account # **490212**

THE FOLLOWING DESCRIBED REAL PROPERTY, FREE OF ENCUMBRANCES EXCEPT AS SPECIFICALLY SET FORTH HEREIN IN THE COUNTY OF KLAMATH AND STATE OF OREGON, TO WIT: LOT 4 IN BLOCK 6 OF KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The Borrower has requested and the Lender has agreed to modify certain terms of the Line of Credit and the Security Instrument as set forth below. All terms not defined in this Agreement shall have the same meanings as set forth in the Line of Credit Agreement.



In consideration of the mutual promises contained in this Agreement, the parties agree as follows:

Change in Credit Limit. The Lender and the Borrower agree that the credit limit under the Line of Credit Agreement is hereby increased to \$85,000.00 and that the lien of the Security Instrument shall secure the line of credit up to that amount as it is advanced and outstanding from time to time.

Each reference in the Security Instrument to the maximum amount of the line of credit is hereby amended to the extent necessary to reflect the modified credit limit.

As a precondition to making the changes set forth above, the Borrower hereby agrees to pay to the Lender at the time of signing this Agreement the other finance charges and other charges that are enumerated and disclosed on the attached final HUD Settlement Statement which is integrated by reference into this Agreement.

Except as amended by this Agreement, all terms and conditions of the Line of Credit and the Security Instrument (including any previous modifications) shall remain in full force and effect, and this Agreement shall not affect the Lender's security interest in, or lien priority on, the Property. The Borrower agrees to be bound by and to perform all of the covenants and agreements in the Line of Credit Agreement and the Security Instrument at the time and in the manner therein provided.

This Agreement shall not be construed to be a satisfaction, novation or partial release of the Line of Credit Agreement or the Security Instrument.

By signing this Agreement, the Borrower represents and warrants to the Lender that the Borrower has no counterclaims, set-offs or defenses to the Bank's rights under the Line of Credit Agreement or the Security Instrument.

The Borrower agrees to pay or reimburse the Lender for any and all fees payable to public officials in connection with this Agreement, and the recording thereof, including any mortgage registry tax that may be due.

Borrower hereby acknowledges Borrower has received, read and retained a copy of the Agreement and the HUD Settlement Statement provided to me by Lender, all of which I agree to by signing this Agreement.

This Agreement does not increase or extend any revolving credit insurance Borrower purchased in connection with the line of credit. Credit insurance means credit life, credit accident and health and/or credit disability insurance.

Co-Trustor/Co-Mortgagor Liability. As to any Borrower who signed the Security Instrument, but who did not execute the Line of Credit Agreement (a "co-trustor/co-mortgagor"), this Agreement does not modify, change or terminate the nature of the co-trustor/co-mortgagor's obligations in connection with the line of credit. The co-trustor/co-mortgagor is not personally obligated to pay the debt evidenced by the Line of Credit Agreement and the Security Instrument (as renewed, extended, and amended hereby). The co-trustor/co-mortgagor agrees that the Lender and the Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of the Line of Credit Agreement or the Security Instrument (as renewed, extended, and amended hereby) without the co-trustor/co-mortgagor's consent.



The Borrower and the Lender have executed this Agreement under seal as of the day and year first above written.

William C Rutler
WILLIAM C RUTLER

-Borrower

Beverley L Rutler
BEVERLEY L RUTLER

-Borrower

Wells Fargo Bank, N.A.

By: Lisa Rittenhouse (Seal)

Its: Lisa Rittenhouse
VP of Loan Documentation

{ Acknowledgments on Following Pages }



FOR NOTARIZATION OF LENDER PERSONNEL

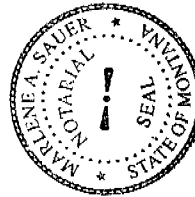
STATE OF Montana
COUNTY OF Yellowstone ss.

On this 26 day of June, 2012, before me, a Notary Public in and for said county personally appeared Lisa Rittenhouse, to me personally known, who being by me duly (sworn or affirmed) did say that that person is VP of Loan Documentation of said association, that (the seal affixed to said instrument is the seal of said or no seal has been procured by said) association and that said instrument was signed and sealed on behalf of the said association by authority of its board of directors and the said VP of Loan Documentation acknowledged the execution of said instrument to be the voluntary act and deed of said association by it voluntarily executed.

Marlene A. Sauer
Notary Public **Marlene A. Sauer**

Montana
State of

My commission expires: 7-12-2012



FOR NOTARIZATION OF BORROWERS

For An Individual Acting In His/Her Own Right:

State of Oregon)

County of Tamath)

This instrument was acknowledged before me on June 12, 2012 (date) by
William C. Kutler and Beverly L. Kutler
(name(s) of person(s))

(Seal, if any)

Laura D. Bergman
(Signature of notarial officer)

Notary
Title (and Rank)

My commission expires: July 18, 2015

