2012-014103 Klamath County, Oregon

12/19/2012 08:44:15 AM

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Fee: \$57.00

Prepared By: Southwest Financial Services, Ltd. 537 E Pete Rose Way, STE 300

Cincinnati. OH 45202

Return To (name and address): Indecomm Global Services 2925 Country Drive Little Canada, MN 55117

TAX ACCOUNT NUMBER:

 State	of	Oregon

_____ Space Above This Line For Recording Data

78241555

SHORT FORM TRUST DEED LINE OF CREDIT

(With Future Advance Clause)

KLAMATH COUNTY, at 8309 GROUND SQUIRREL DR BONANZA, OR 97623-7763

☐ If checked, refer to the attached Addendum incorporated herein, for additional Grantors, their signatures and acknowledgments.

TRUŠTEE:

U.S. Bank Trust Company, National Association, a national banking association organized under the laws of the United States 111 SW Fifth Avenue Portland, OR 97204

LENDER:

U.S. Bank National Association ND, a national banking association organized under the laws of the United States 4325 17th Avenue SW Fargo, ND 58103

Lender is the beneficiary under this Security Instrument.

OREGON - HOME EQUITY LINE OF CREDIT DEED OF TRUST (NOT FOR FNMA, FHLMC, FHA OR VA USE)

(page 1 of 4)

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2. CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, the following described property:

See attached Exhibit "A"

The property is located in KLAMATH.CO	UNTY	at	
1 1 7	(County)	- 1	E //:
8309 GROUND SQUIRREL DR., BON	IANZA	Oregon	97623-7763
(Address)	(City)		(ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

- 4. SECURED DEBT AND FUTURE ADVANCES. The term "Secured Debt" is defined as follows:
 - A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (You must specifically identify the debt(s) secured and you should include the final maturity date of such debt(s).)

Borrower(s): JAMES OSBORNE

Principal/Maximum Line Amount: 25,000.00

Maturity Date: 12/01/2032 Note Date: 11/30/2012

B. All future advances from Lender to Grantor or other future obligations of Grantor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Grantor in favor of Lender after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Grantor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Grantor, or any one or more Grantor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.

Ø "

(page 2 of 4)

- C. All other obligations Grantor owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Grantor and Lender.
- D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in the Grantor's principal dwelling that is created by this Security Instrument.

5.	MASTER FORM. By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Master Form Line of Credit Trust Deed (Master Form), inclusive,
	dated
	or Instrument Number .2007-Q0097.4
	at Page(s)
	office are hereby incorporated into, and shall govern, this Security Instrument. This Security Instrument
	will be offered for record in the same county in which the Master Form was recorded.
6.	OTHER TERMS. Mortgage Rider - Escrow for Taxes and Insurance. If checked, the
	covenants and agreements of the Mortgage Rider - Escrow for Taxes and Insurance is incorporated into
	and supplement and amend the terms of this Security Instrument.
SIG	SNATURES: By signing below, Grantor agrees to the terms and covenants contained in this Security
Inst	rument and in any attachments. Grantor also acknowledges receipt of a copy of this Security Instrument
	the date stated on page 1 and a copy of the provisions contained in the previously recorded Master Form.
	0 - 30 - i7
	(Juna Been 11-30-12 Melas Colone)
(Sign	JAMES J. OSBORNE (Date) (Signature) MELODY C. OSBORNE (Date)
AC	KNOWLEDGMENT:
k.	STATE OF OREGON, COUNTY OF CINA
(Indi	STATE OF SELON, COUNTY OF COUNTY OF STATE OF SELON State of Section Se
м	by JAMES J. OSBORNE AND MELODY C. OSBORNE, HUSBAND AND WIFE
	Dy . P. DAS. E. R. E. B. M. H. M. H. M. H. M. B.
	My commission expires:
	My commission expires: (Seal) JULY (O, 2015) having mary Paughang (Notary Public)
	Charles - Committee - Committe

MY COMMISSION EXPINES JULY TO, 2015

(Not to be completed until paid in full)

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The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel this Deed of Trust, which is delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

(Authorized Bank Signature)	(Date)	



EXHIBIT "A" LEGAL DESCRIPTION

Page: 1 of 1

Account #: 21491737

Order Date: 10/19/2012

Reference: 20122711808320 Name: JAMES OSBORNE

Deed Ref: 2012-000687

Index #: Registered Land:

Parcel #: R461324

1 dicci //. 10401324

SITUATED IN KLAMATH COUNTY, OREGON: LOT 39 BLOCK 32 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 2 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2012-000687, OF THE KLAMATH COUNTY, OREGON RECORDS.

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