

**2013-000598**

**Klamath County, Oregon**

**01/16/2013 12:32:01 PM**

**Fee: \$57.00**

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

SARAH TRIGG  
11347 MENLO WAY  
REDDING, CA 96003

**Prepared by:**

WELLS FARGO BANK, N.A.  
ALICIA CARLYL DILLON  
DOCUMENT PREPARATION  
7711 PLANTATION RD  
ROANOKE, VA 24019  
866-537-8489

**Return Address:**

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

**TAX ACCOUNT NUMBER**

R301364

---

**[Space Above This Line For Recording Data]**

**SHORT FORM LINE OF CREDIT TRUST DEED**

REFERENCE #: 20123397800112

ACCOUNT #: 682-682-1204696-1xxx

**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 04, 2013, together with all Riders to this document.

(B) **"Borrower"** is SARAH R. TRIGG, AN UNMARRIED WOMAN. 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.

(E) **"Debt Instrument"** means the loan agreement or other credit instrument signed by Borrower and dated January 04, 2013. 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, TWENTY THOUSAND AND 00/100THS Dollars (U.S. \$20,000.00) 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 04, 2043.

(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 [mark as applicable]:

N/A Leasehold Rider

N/A Third Party Rider

N/A Other(s) [specify] \_\_\_\_\_ N/A

(I) "Master Form Deed of Trust" means the Master Form Line of Credit Deed of Trust dated June 14, 2007, and recorded on August 2, 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]

THE FOLLOWING DESCRIBED REAL PROPERTY FREE OF LIENS AND ENCUMBRANCES, EXCEPT AS SPECIFICALLY SET FORTH HEREIN: LOT 11 BLOCK 13, FAIRVIEW ADDITION NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

which currently has the address of

\_\_\_\_\_ 1435 PLEASANT AVENUE \_\_\_\_\_  
[Street]  
\_\_\_\_\_ KLAMATH FALLS \_\_\_\_\_, Oregon \_\_\_\_\_ 97601 \_\_\_\_\_ ("Property Address"):  
[City] [Zip Code]

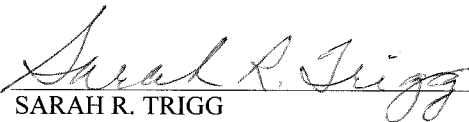
TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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.

  
SARAH R. TRIGG

- Borrower

For An Individual Acting In His/Her Own Right:

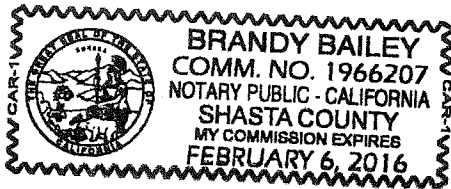
State of <sup>CA</sup>~~Oregon~~ )

County of Shasta ) )

This instrument was acknowledged before me on 1-4-2013 (date) by

Sarah R Trigg

(name(s) of person(s))



(Seal, if any)

Brandy Bailey  
(Signature of notarial officer)

Notary Public  
Title (and Rank)

My commission expires:

2-6-2016



# All-purpose Acknowledgment California only

State of California

County of

Shasta

On

1-4-13

before me,

Brandy Bailey, Notary Public

(here insert name and title of the officer),

personally appeared

Sarah R Trigg

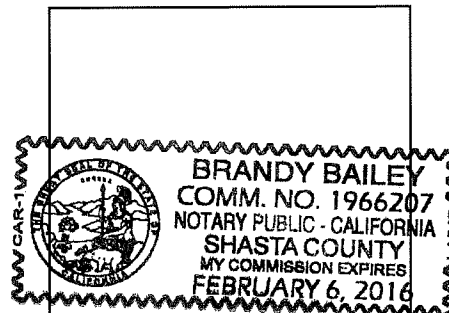
who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose name~~s~~ is are subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature~~s~~ on the instrument the person~~s~~, or the entity upon behalf of which the person~~s~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Brandy Bailey



Notary Seal

