

Prepared By: Kristy Young  
~~After Recording Return To:~~  
KeyBank National Association  
Old Republic Title  
P.O. Box 6899  
Cleveland, OH 44101

2015-005785  
Klamath County, Oregon  
06/04/2015 01:35:45 PM  
Fee: \$57.00

WHEN RECORDED RETURN TO:  
OLD REPUBLIC TITLE  
ATTN: POST CLOSING  
530 SOUTH MAIN STREET  
SUITE 1031  
AKRON, OH 44311

[Space Above This Line For Recording Data]

15025417

**SHORT FORM LINE OF CREDIT TRUST DEED**

**DEFINITIONS**

Words used in multiple sections of this Security Instrument are defined below and in the Master Form.

"Master Form" means that certain Master Form Deed of Trust recorded in the Office of the Recorder on 11/13/2013, Instrument No. 2013-012704 in Book/Volume \_\_\_\_\_, at Page(s) \_\_\_\_\_, for land situate in the County of KLAMATH.

"Security Instrument" means this document, which is dated 05/26/15, together with all Riders to this document.

"Borrower" is

JEROLD A. DOUTHIT, MARRIED  
HTTA JERRY ALVIN DOUTHIT JR  
TERESA MARIE DOUTHIT, MARRIED

The Borrower's address is 553 NW 18TH PL  
MCMINNVILLE, OR 97128

Borrower is the grantor under this Security Instrument.

"Co-Grantor" means any Borrower who signs this Security Instrument but does not execute the Debt Instrument. The Co-Grantors, if any, and their addresses, are

TERESA M. DOUTHIT 553 NW 18TH PL MCMINNVILLE, OR 97128

"Lender" is KeyBank National Association  
4910 Tiedeman Road, Suite B, Brooklyn, OH 44144  
Lender is the beneficiary under this Security Instrument.

"Trustee" is

FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON  
200 SW MARKET ST SUITE 250  
PORTLAND, OR 97201

"Debt Instrument" means the loan agreement or other credit instrument signed by Borrower and dated the same day as this Security Instrument. The Debt Instrument evidences amounts Borrower owes Lender, or may owe Lender, which may vary from time to time up to a maximum principal sum outstanding at any one time of U.S. \$ 85,000.00 plus interest. Borrower has promised to pay this debt in Periodic Payments and to pay the debt in full not later than the Maturity Date, which is 05/26/2045.

"Property" means the property that is described below under the heading "Transfer of Rights in the Property."

"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.

**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 at  
124155 PAUNINA ST CRESCENT LAKE, OR 97733  
("Property Address"), which is also located in:  
the County of KLAMATH, in the State of Oregon  
Parcel Number: R163236  
and as may be more fully described in Schedule A.

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."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property will not be used for or in connection with any illegal activity and that the Property is unencumbered as of the execution date of this Security Instrument, except for this Security Instrument and the encumbrances described in Schedule B, which is attached to this Security Instrument and incorporated herein by reference. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

#### INCORPORATION OF MASTER FORM PROVISIONS

Definitions in the Master Form that are not set forth above and Section 1 through and including Section 25 of the Master Form, are incorporated into this Security Instrument by reference. Borrower acknowledges having received a copy of the Master Form and agrees to be bound by the Sections and paragraphs of the Master Form incorporated into this Security Instrument.

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.

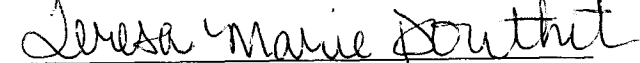
BORROWER:

  
JEROLD A. DOUTHIT

BORROWER:

HTTA   
HTTA JERRY ALVIN DOUTHIT JR

BORROWER:

  
TERESA MARIE DOUTHIT

BORROWER:

\_\_\_\_\_

BORROWER:

\_\_\_\_\_

BORROWER:

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BORROWER:

\_\_\_\_\_

BORROWER:

\_\_\_\_\_

STATE OF OREGON  
COUNTY OF Oregon

This instrument was acknowledged before me on May 26 2015 by Jerald A Douthit + Teresa Marie Douthit

Joni M. Newby  
Notarial Officer  
Joni M. Newby



STATE OF OREGON  
COUNTY OF Oregon

This instrument was acknowledged before me on May 26 2015 by HTRA Jerry Allen Douthit Jr.

Joni M. Newby  
Notarial Officer  
Joni M. Newby



STATE OF OREGON  
COUNTY OF Oregon

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_  
Notarial Officer

STATE OF OREGON  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_  
Notarial Officer

**THIS INSTRUMENT PREPARED BY:** KeyBank National Association / Kristy Young

**Schedule A**

SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON: LOT 7 IN BLOCK 11,  
TRACT 1042, TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

**Schedule B**

Reference Number: 151051005020C

KeyBank OR Short Form HELOC Security Instrument (2/20/12)  
HC# 4835-2818-6629v4

*(page 4 of 4 pages)*