2016-009293

Klamath County, Oregon

08/31/2016 09:22:00 AM

Fee: \$67.00

RECORDING COVER SHEET

ALL TRANSACTIONS, ORS: 205.234

Recording Requested By and After Recording Return 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	Instrument") is August 18, 2016
1) NAME(S) OF THE TRANSACTION(S) required by ORS 2 Short Form Line of Credit Deed of Trust	05.234(a)
2) DIRECT PARTY / GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160
MADI ENE IOAN MONTCOMEDV	
MARLENE JOAN MONTGOMERY	
Wells Fargo Bank, N.A., as beneficiary also, whose addre	
Wells Fargo Bank, N.A., as beneficiary also, whose addre 4) TRUSTEE NAME and ADDRESS	ss is 101 North Phillips Avenue, Sioux Falls, SD 57104.
Wells Fargo Bank, N.A., as beneficiary also, whose addre 4) TRUSTEE NAME and ADDRESS Wells Fargo Financial National Bank c/o Specialized Service 5) ALL TAX STATEMENTS SHALL BE SENT TO THE	es, PO Box 31557, Billings, MT 59107 HE FOLLOWING ADDRESS:
Wells Fargo Bank, N.A., as beneficiary also, whose addre 4) TRUSTEE NAME and ADDRESS Wells Fargo Financial National Bank c/o Specialized Service	es, PO Box 31557, Billings, MT 59107 HE FOLLOWING ADDRESS: KLAMATH FALLS, OR 97601

CHARGES FOR WHICH THE WARRANT< ORDER OR JUDGMENT WAS ISSUED. ORS 205.125(1)(c) and ORS 18.325

9) Rerecorded to correct — Previously recorded as Until a change is requested, all tax statements shall be sent to the following address:
MARLENE J MONTGOMERY

MARLENE J MONTGOMERY 10348 MERLIN WAY KLAMATH FALLS, OR 97601

Prepared by:

WELLS FARGO BANK, N.A. SHARON CHARLT WRENN DOCUMENT PREPARATION 7711 PLANTATION RD ROANOKE. VA 24019 866-537-8489

Recording Requested By and After Recording Return To: American Title, Inc. PO Box 641010 Omaha, NE 68164-1010

TAX ACCOUNT NUMBER R889961

[Space Above This Line For Recording Data] SHORT FORM LINE OF CREDIT TRUST DEED

REFERENCE #: 20161473600046

ACCOUNT #: XXX-XXX-XXX0805-1998

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 <u>August 18, 2016</u>, together with all Riders to this document.
- **(B)** "Borrower" is MARLENE JOAN MONTGOMERY, UNMARRIED. 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. Lender is the beneficiary under this Security Instrument.
- **(D)** "Trustee" is Wells Fargo Financial National Bank.
- **(E) "Debt Instrument"** means the loan agreement or other credit instrument signed by Borrower and dated <u>August 18, 2016</u>. 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, <u>SIXTY THOUSAND AND 00/100THS</u> Dollars (U.S. \$60,000.00) 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 <u>September 18, 2046</u>.

(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] (1) "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 <u>Klamath</u>
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction] ALL THE FOLLOWING DESCRIBED REAL PROPERTY FREE OF ENCUMBRANCES, EXCEPT AS SPECIFICALLY SET FORTH HEREIN, SITUATED IN KLAMATH COUNTY, OREGON: LOT 1085 TRACT 1422, RANCHVIEW ESTATES, 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 10348 MERLIN WAY [Street] KLAMATH FALLS __ ("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.

OREGON - SHORT FORM OPEN-END SECURITY INSTRUMENT HCWF#1018v1 (8/15/15) OR-107006-0315

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.

OREGON - SHORT FORM OPEN-END SECURITY INSTRUMENT HCWF#1018v1 (8/15/15) OR-107006-0315 Lender Name: Wells Fargo Bank, N.A. NMLSR 1D: 399801

Loan Originator's Name: Violette Salazar Maldonado

NMLSR ID: 1337421

For An Individual Acting In His/Her Own Right:			
State of Oregon)		
County of Klamath))	
This instrument was acknowledged before me on 8/18/2016 (date) by			
MARLENE JOAN MONTGOMERY			
	•		
		•	
(name(s) of person(s))			
OFFICIAL SEAL DEANNA J MOSS NOTARY PUBLIC - OREGON COMMISSION NO. 478950A MY COMMISSION EXPIRES JUNE 12, 2017 (Seal, if any)		Delenne flors (Signature of notarial officer)	
		Banker Title (and Rank)	

My commission expires: 6/12/2017