

2018-004782

Klamath County, Oregon

04/20/2018 11:24:01 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 TO:*

Wells Fargo Bank, N.A.	Return to: Dawn Cochran/AEG
Attn: Document Mgt.	5455 Detroit Rd, STE B
P.O. Box 31557	Sheffield Village, OH 44054
MAC B6955-013	440-716-1820 5
Billings, MT 59107-9900	

**PRINT or TYPE ALL INFORMATION**

The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is April 12, 2018

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, required by ORS 205.125(1)(b) and ORS 205.160**

JAMES R. ALKIRE

SHANNON R. ALKIRE

3) **INDIRECT PARTY / GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160**

Wells Fargo Bank, N.A., as beneficiary also, whose address is 101 North Phillips Avenue, Sioux Falls, SD 57104.

4) **TRUSTEE NAME and ADDRESS**

Wells Fargo Financial National Bank c/o Specialized Services, PO Box 31557, Billings, MT 59107

5) **ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

JAMES R ALKIRE, 34211 BRITTANY CT CHILOQUIN, OR 97624

6) **TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**

\$35,000.00

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

8) **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**

9) **Rerecorded to correct** \_\_\_\_\_

**Previously recorded as** \_\_\_\_\_

**OREGON - SHORT FORM OPEN-END SECURITY INSTRUMENT**

HCWF#1018v1 (2/10/18)

OR-107006-0118

(page 1 of 5 pages)

Documents Processed 04-11-2018 10:26:53

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

JAMES R ALKIRE  
34211 BRITTANY CT  
CHILOQUIN, OR 97624

**Prepared by:**

WELLS FARGO BANK, N.A.  
ROLAND BAMBILLA  
DOCUMENT PREPARATION  
96 NE CASCADES PKWY.  
PORTLAND, OR 97720  
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**

R893452

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[Space Above This Line For Recording Data]

**SHORT FORM LINE OF CREDIT TRUST DEED**

REFERENCE #: 20180680016758

ACCOUNT #: XXX-XXX-XXX8061-1998

DEFINITIONS

3464897-03

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 April 12, 2018, together with all Riders to this document.

(B) "Borrower" is JAMES R. ALKIRE AND SHANNON R. ALKIRE, MARRIED TO EACH OTHER AS TENANTS BY THE ENTIRETY. 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 April 12, 2018. 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, THIRTY FIVE THOUSAND AND 00/100THS Dollars (U.S. \$35,000.00) 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 May 12, 2048.

(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 IN THE COUNTY OF KLAMATH AND STATE OF OREGON: LOT 15, PINE MEADOW VILLAGE, PHASE 2, TRACT 1502, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY, CLERK, KLAMATH COUNTY, OREGON. THIS BEING THE SAME PROPERTY CONVEYED TO JAMES R. ALKIRE AND SHANNON R. ALKIRE, AS TENANTS BY THE ENTIRETY, BY DEED FROM JOANNE F. BREUER, DATED 12/18/2015 AND RECORDED ON 12/18/2015 IN INSTRUMENT NO. 2015-013619, IN THE KLAMATH COUNTY RECORDERS OFFICE. PARCEL NO. R893452

which currently has the address of  
34211 BRITTANY CT

[Street]

CHILOQUIN, Oregon 97624 ("Property Address"):  
[City] [Zip Code]

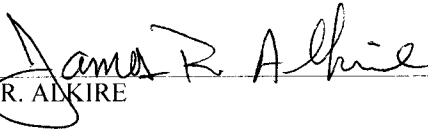
TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument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

  
JAMES R. ALKIRE - Borrower

  
SHANNON R. ALKIRE - Borrower

Lender Name: Wells Fargo Bank, N.A. NMLSR ID: 399801

Loan Originator's Name: Pamela Marie Bair  
NMLSR ID: 1572269

For An Individual Acting In His/Her Own Right:

State of Oregon )

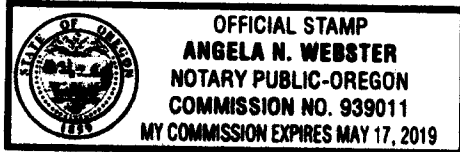
County of Klamath )

This instrument was acknowledged before me on 04/12/2018 (date) by

JAMES R. ALKIRE

SHANNON R. ALKIRE

(name(s) of person(s))



(Seal, if any)

Angela N. Webster  
(Signature of notarial officer)

Notary Public  
Title (and Rank)

My commission expires: May 17th 2019