

2018-009273

Klamath County, Oregon

08/06/2018 02:05:00 PM

Fee: \$107.00

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.
Attn: Document Mgt.
P.O. Box 31557
MAC 136955-013
Billings, MT 59107-9900

Return to: Dawn Cochran/LRS
5455 Detroit Rd, STE B
Sheffield Village, OH 44054
440-716-1820

PRINT or TYPE ALL INFORMATION

The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is July 25, 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**

ADAM L. HENSLEY

PAMELA D. HENSLEY

- 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:**
ADAM HENSLEY, 4747 PINE GROVE RD KLAMATH FALLS, OR 97603

- 6) **TRIF and ACTUAL CONSIDERATION (if any), ORS 93.030**
\$63,750.00

- 7) **FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS,**
ORS 205.121(1)(c)

- 8) **THE AMOUNT OF THE CIVIL PENALTY or THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER**
CHARGES FOR WHICH THE WARRANT OR ORDER OR JUDGMENT WAS ISSUED, ORS 205.125(1)(c) and ORS 18.325

- 9) **Re-recorded to correct**
Previously recorded as

OREGON - SHORT FORM OPEN-END SECURITY INSTRUMENT
HCWVF#1018v1 (2/10/18)
OR 10/006 0118

(page 1 of 5 pages)
Documents Processed 07-24-2018 11:40:01

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

ADAM HENSLEY
4747 PINE GROVE RD
KLAMATH FALLS, OR 97603

Prepared by:

WELLS FARGO BANK, N.A.
DEB MEADORS
DOCUMENT PREPARATION
2324 OVERLAND AVE
BILLINGS, MT 59102
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

R597107

[Space Above This Line For Recording Data]

SHORT FORM LINE OF CREDIT TRUST DEED

REFERENCE #: 20181680010206

ACCOUNT #: XXX-XXX-XXX 1882-1998

DEFINITIONS

3627366-03

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 July 25, 2018, together with all Riders to this document.

(B) **"Borrower"** is ADAM L. HENSLEY AND PAMELA D. HENSLEY, MARRIED TO EACH OTHER. 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 July 25, 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 SIXTY THREE THOUSAND SEVEN HUNDRED FIFTY AND 00/100THS Dollars (U.S. \$ 63,750.00) 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 August 25, 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]

SEE ATTACHED EXHIBIT

which currently has the address of
4747 PINE GROVE RD

[Street]

KLAMATH FALLS, Oregon 97603 ("Property Address"):
[City] [Zip Code]

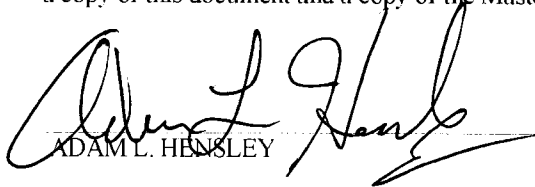
TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument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

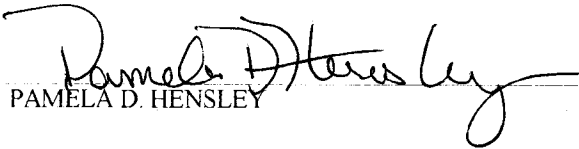
MASTER FORM TRUST DEED

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.


ADAM L. HENSLEY

- Borrower


PAMELA D. HENSLEY

- Borrower

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

Loan Originator's Name: Azam Ahmed
NMLSR ID: 1608228

For An Individual Acting In His/Her Own Right:

State of Oregon)

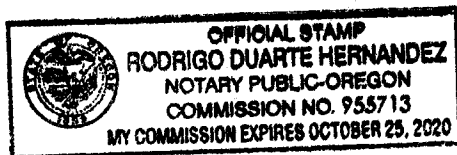
County of KUMAMAH)

This instrument was acknowledged before me on 7/25/2018 (date) by

ADAM L. HENSLEY

PAMELA D. HENSLEY

(name(s) of person(s))



(Seal, if any)

[Signature]
(Signature of notarial officer)

NOTARY
Title (and Rank)

My commission expires: OCTOBER 25, 2020.

EXHIBIT A

Reference: 20181680010206

Account: XXX-XXX-XXX1882-1998

Legal Description:

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN KLAMATH COUNTY, OR TO WIT: A TRACT OF LAND SITUATED IN THE S1/2 N1/2 NW1/4 NE1/4 OF SECTION 16, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID S1/2 N1/2 NW1/4 NE1/4 (HEREINAFTER REFERRED TO AS PARCEL) FROM WHICH THE SOUTHWEST CORNER THERE OF LIES SOUTHERLY 150 FEET; THENCE 1ST, EASTERLY, PARALLEL TO THE SOUTH LINE OF SAID PARCEL 320.4 FEET TO A POINT; THENCE 2ND, SOUTHERLY, PARALLEL TO THE WEST LINE OF SAID PARCEL, 150 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL, SAID POINT BEING 320.4 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID PARCEL; THENCE 3RD, EASTERLY ALONG SAID SOUTH LINE 421.4 FEET TO A POINT; THENCE 4TH, NORTHERLY PARALLEL TO THE WEST LINE OF SAID PARCEL 330 FEET, MORE OR LESS TO THE NORTH LINE THEREOF; THENCE 5TH, WESTERLY, ALONG SAID NORTH LINE 742 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE 6TH, SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE COUNTY ROAD 30 FEET IN WIDTH ALONG THE WEST LINE OF SAID TRACT, THIS BEING THE SAME PROPERTY CONVEYED TO ADAM L. HENSLEY AND PAMELA D. HENSLEY, BY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAW OF THE UNITED STATES BY STEWART LENDER SERVICES, INC., AS ATTORNEY IN FACT, DATED 06/27/2013 AND RECORDED ON 07/01/2013 IN INSTRUMENT NO. 2013-007497, IN THE KLAMATH COUNTY RECORDERS OFFICE, PARCEL NO. R597107