

2019-004380

Klamath County, Oregon

04/25/2019 09:11:01 AM

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



153411

Requested by/Return to:
Title 365
11010 Burdette Street
PO Box 641010
Omaha, NE 68164
JON SCHNEBLY

PRINT or TYPE ALL INFORMATION

The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is April 12, 2019

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

JON DAVID SCHNEBLY

LAURIE KAY GOOLSBY

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:
JON SCHNEBLY, 20766 KENO WORDEN RD KLAMATH FALLS, OR 97603

6) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030
\$100,000.00

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 04-09-2019 07:32:55

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

JON SCHNEBLY
20766 KENO WORDEN RD
KLAMATH FALLS, OR 97603

Prepared by:

WELLS FARGO BANK, N.A.
LEAH E HAWES
DOCUMENT PREPARATION
8505 IBM DRIVE 3RD FL
Charlotte, NC 28262
800-400-3339

Return Address:

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

TAX ACCOUNT NUMBER
R591345, R625933

[Space Above This Line For Recording Data]

SHORT FORM LINE OF CREDIT TRUST DEED

REFERENCE #: 20190600013793

ACCOUNT #: XXX-XXX-XXX 1128-1998

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 April 12, 2019, together with all Riders to this document.

(B) **"Borrower"** is JON DAVID SCHNEBLY AND LAURIE KAY GOOLSBY, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS TO TRACT 2 AND LAURIE KAY GOOLSBY AND JON SCHNEBLY AS TO TRACT 1. 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, 2019. 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, ONE HUNDRED THOUSAND AND 00/100THS Dollars (U.S. \$ 100,000.00) 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, 2049.

(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]

*

MAN

*SEE EXHIBIT A

~~The following described property in Klamath County, Oregon: Tax Map Reference: R591345, R625933~~

which currently has the address of
20766 KENO WORDEN RD

[Street]

KLAMATH FALLS, Oregon 97603-9542 ("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.


JON DAVID SCHNEBLY

- Borrower


LAURIE KAY GOOLSBY

- Borrower

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

Loan Originator's Name: PAUL A BLOOM
NMLSR ID: 448148

For An Individual Acting In His/Her Own Right:

State of Oregon

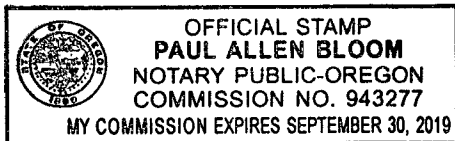
County of

JB Klamath
Jackson

This instrument was acknowledged before me on 4/12/19 (date) by
JON DAVID SCHNEBL

LAURIE KAY GOOLSBY

(name(s) of person(s))



(Seal, if any)

Paul Allen Bloom
(Signature of notarial officer)

Notary Public
Title (and Rank)

My commission expires: 9/30/2019

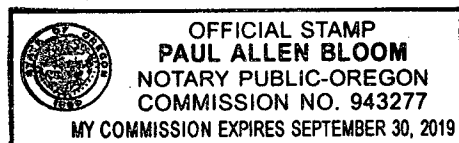


EXHIBIT A

Reference: 20190600013793

Account: XXX-XXX-XXX1128-1998

Legal Description:

THE FOLLOWING DESCRIBED PROPERTY IN KLAMATH COUNTY, OREGON:

TRACT 1: THE W1/2 SW1/4 SE1/4 OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

TRACT 2: A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, CONVEYED BY THE FOLLOWING DEEDS: BARGAIN AND SALE DEED DATED AUGUST 30, 1907, FROM H. F. CHAPMAN, ET AL TO CALIFORNIA NORTHEASTERN RAILWAY COMPANY (PREDECESSOR TO UNION PACIFIC RAILROAD COMPANY) RECORDED ON OCTOBER 5, 1907 IN BOOK 23, PAGE 205, DEED RECORDS OF KLAMATH COUNTY, OREGON. BARGAIN AND SALE DEED DATED AUGUST 31, 1908, FROM H. F. CHAPMAN, ET AL TO CALIFORNIA NORTHEASTERN RAILWAY COMPANY (PREDECESSOR TO UNION PACIFIC RAILROAD COMPANY) RECORDED ON JANUARY 1, 1908 IN BOOK 25, PAGE 398, DEED RECORDS OF KLAMATH COUNTY, OREGON. EXCEPT THAT CERTAIN TRACT OF LAND CONVEYED BY BARGAIN AND SALE DEED DATED MAY 2, 1966 FROM SOUTHERN PACIFIC COMPANY (PREDECESSOR TO UNION PACIFIC RAILROAD COMPANY) TO TULANA FARMS RECORDED JUNE 3, 1966 IN VOLUME M66, PAGE 5794, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.