2019-007966

Klamath County, Oregon

07/16/2019 12:38:01 PM

(page 1 of 6 pages) Documents Processed 06-13-2019 14:18:56

Fee: \$107.00

RECORDING COVER SHEET

ALL TRANSACTIONS, ORS: 205.234

Previously recorded as

OREGON - SHORT FORM OPEN-END SECURITY INSTRUMENT HCWF#1018v1 (2/10/18) OR-107006-0118 .

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

		COUNTY RECORDING USE ONLY
AFTER RECO	ORDING RETURN TO:	
Wells Fargo Bank, N.A. Attn: Document Mgt. P.O. Box 31557 MAC B6955-013 Billings, MT 59107-9900	Return to: Dawn Tetlak/AEG 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 I	nstrument') is June 15, 2019
	RANSACTION(S) required by ORS 20 Credit Deed of Trust	05.234(a)
2) DIRECT PARTY/G	RANTOR, required by ORS 205.125(1)(b) and ORS 205.160
Timothy M. Plass		
Julia A. Plass		
	•	
	GRANTEE, required by ORS 205.125	5(1)(b) and ORS 205.160 ss is 101 North Phillips Avenue, Sioux Falls, SD 57104.
4) TRUSTEE NAME an	d ADDRESS	es, PO Box 31557, Billings, MT 59107
. ,	MENTS SHALL BE SENT TO TH 7 DODDS HOLLOW RD MERRI	
6) TRUE and ACTUAL \$165,000.00	CONSIDERATION (if any), ORS 93.0	30
7) FULL OR PARTIAL ORS 205.121(1)(e)	SATISFACTION ORDER or WARRA	ANT FILED IN THE COUNTY CLERKS LIEN RECORDS,
		UNT, INCLUDING PENALTIES, INTEREST AND OTHER GMENT WAS ISSUED. ORS 205.125(1)(c) and ORS 18.325
A) B		

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

Timothy M Plass 20617 DODDS HOLLOW RD MERRILL, OR 97633-3311

Prepared by:

WELLS FARGO BANK, N.A. Loretta J Bell DOCUMENT PREPARATION 9600 NE CASCADES PKWY SUITE 40 PORTLAND, OR 97220 6837 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 105727 / 891215

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

REFERENCE #: 81876567

ACCOUNT #: XXX-XXX-XXX 1377-1998

DEFINITIONS

4169770-03

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 June 15, 2019, together with all Riders to this document.
- (B) "Borrower" is Timothy M. Plass and Julia A. Plass, 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 June 15, 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 SIXTY FIVE THOUSAND AND 00/100THS Dollars (U.S. \$ 165,000,00) 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 July 15, <u>2049</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.

OREGON - SHORT FORM OPEN-END SECURITY INSTRUMENT HCWF#1018v1 (2/10/18) OR-107006-0118

(page 2 of 6 pages) Documents Processed 06-13-2019 14:18:56

(H) "Riders" means all Riders to this Security Instrume are to be executed by Borrower [mark as applicable]:	nt that are execu	ated by Borrower. The following Riders					
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 F and recorded on <u>August 2, 2007</u> , as Instrument No. <u>2007</u> in the Office of the Recorder of <u>Klamath</u> County, State of	<u>013662</u> in Bool						
TRANSFER OF RIGHTS IN THE PROPERTY							
This Security Instrument secures to Lender: (i) the reparameters and modifications of the Debt Instrument, in indebtedness is currently secured by this Security Instrument and agreements under this Security Instrument and the Degrants and conveys to Trustee, in trust, with power of sales	cluding any fut nent; and (ii) the ebt Instrument.	ure advances made at a time when no e performance of Borrower's covenants For this purpose, Borrower irrevocably					
County of	<u>K</u> la	math :					
[Type of Recording Jurisdiction]	[Name of Recor	ding Jurisdiction]					
THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF KLAMATH AND STATE OF OREGON FREE OF ENCUMBRANCES EXCEPT AS SPECIFICALLY SET FORTH HEREIN:PARCEL TWO OF MAJOR LAND PARTITION 63-91SITUATED IN THE NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 5, NORTHWEST 1/4 NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 41 SOUTH RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON AND THE EAST 1/2 EAST 1/2 WEST 1/2 SOUTHWEST 1/4 SECTION 33, TOWNSHIP 40 SOUTH RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.THIS BEING THE SAME PROPERTY CONVEYED TO TIMOTHY M. PLASS AND JULIA A. PLASS, AS TENANTS BY THE ENTIRETY, BY DEED FROM DENNIS V. HOLL AND KATHERINE HOLL, AS TENANTS BY THE ENTIRETY, DATED 09/26/2017 AND RECORDED ON 10/06/2017 IN INSTRUMENT NO. 2017-011413, IN THE KLAMATH COUNTY RECORDERS OFFICE.PARCEL NO. 105727, PARCEL NO. 891215							
which currently has the address of 20617 DODDS HOLLOW RD							
[Stre	eet]						
MERRILL [City]	, Oregon	97633-3311 ("Property Address"): [Zip Code]					
TOGETHER WITH all the improvements now or appurtenances, and fixtures now or hereafter a part of the covered by this Security Instrument. All of the foreg "Property." The Property shall also include any addition Trust Deed.	property. All roing is referred	ed on the property, and all easements, replacements and additions shall also be to in this Security Instrument as the					
BORROWER COVENANTS that Borrower is law right to grant and convey the Property and that the Proper as of the execution date of this Security Instrument. Borr Property against all claims and demands, subject to any experience of the security Instrument.	ty is unencumber rower warrants a	ered, except for encumbrances of record and will defend generally the title to the					
MASTER FORM TRUST DEED							
OREGON - SHORT FORM OPEN-END SECURITY INSTRUMENT HCWF#1018v1 (2/10/18) OR-107006-0118	NT .	(page 3 of 6 pages) Documents Processed 06-13-2019 14:18:56					

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.

Timothy M. Plass

-Borrower

-Borrower

Julia A. Plass

-Borrower

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

Loan Originator's Name: Kevin M Gilligan

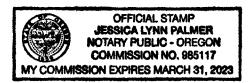
NMLSR ID: 1549305

OREGON - SHORT FORM OPEN-END SECURITY INSTRUMENT HCWF#1018v1 (2/10/18) OR-107006-0118

(page 5 of 6 pages) Documents Processed 06-13-2019 14:18:56

For An Individual Act	ing In His/Her Own Right:				
State of Oregon) .			
County of Klama	eth))		
This Timothy M. Plass Julia A. Plass	instrument was acknowled	ged befor	e me on _ [6-15-19	_(date) by

(name(s) of person(s))



(Seal, if any)

Justice Lynn Palm 1 (Signature of notarial officer)

Notary Public
Title (and Rank)

My commission expires: 3-31-23

OREGON - SHORT FORM OPEN-END SECURITY INSTRUMENT HCWF#1018v1 (2/10/18) OR-107006-0118

(page 6 of 6 pages) Documents Processed 06-13-2019 14:18:56