

2019-007966

Klamath County, Oregon

07/16/2019 12:38:01 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 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 Instrument") is June 15, 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

Timothy M. Plass

Julia A. Plass

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

- 6) **TRUE and ACTUAL CONSIDERATION** (if any), ORS 93.030  
\$165,000.00

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

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

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**SHORT FORM LINE OF CREDIT TRUST DEED**

REFERENCE #: 81876567

ACCOUNT #: XXX-XXX-XXX 1377-1998

DEFINITIONS

4169770-03

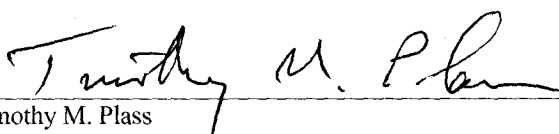
Words used in multiple sections of this document are defined below. The Master Form Trust Deed includes other defined words and rules regarding the usage of words used in this document.

- (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, 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.



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

  
\_\_\_\_\_  
Julia A. Plass - Borrower

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

Loan Originator's Name: Kevin M Gilligan  
NMLSR ID: 1549305

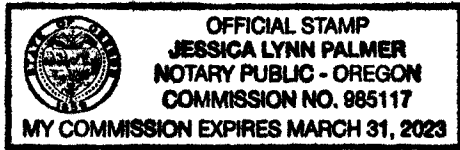
For An Individual Acting In His/Her Own Right:

State of Oregon )  
County of Klamath )

This instrument was acknowledged before me on 6-15-19 (date) by  
Timothy M. Plass

Julia A. Plass

(name(s) of person(s))



(Seal, if any)

Jessica Lynn Palmer  
(Signature of notarial officer)

Notary Public  
Title (and Rank)

My commission expires: 3-31-23