2024-001143

Klamath County, Oregon 02/13/2024 12:25:01 PM

Fee: \$107.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

SERVICELINK
320 COMMERCE
SUITE 100
IRVINE, CA 92602

TITLE(S) DEED OF TRUST

Reference: 2007-019458

DIRECT PARTY / GRANTOR(S) JAMES CHANDLER AND TINA CHANDLER INDIRECT PARTY/GRANTEE(S) U.S BANK, NATIONAL ASSOCIATION N.D.

U.S. BANK NATIONAL ASSOCIATION

Re-recording legal description: **RE-RECORDING DEED OF TRUST TO ADD LOT 70 TO THE LEGAL DESCRITION.**

Attached Exhibit A

2007-019458 Klamath County, Oregon



Maximum Obligation Limit \$.49,408.00 *
Maturity Date 10/15/2032 \$\varphi\$
When recorded return to: 11/15/2007 08:41:38 AM Fee: \$36.00 First American 1100 Superior Avenue Suite 210 Cleveland, OH 44114 - Space Above This Line For Recording Data -ALS#: SHORT FORM TRUST DEED LINE OF CREDIT Order#: 13202148 3000587889 (With Future Advance Clause) 10 1. DATE AND PARTIES. The date of this Short Form Trust Deed Line of Credit (Security Instrument) is .10/2007..... JAMES CHANDLER AND TINA CHANDLER © If checked, refer to the attached Addendum incorporated herein, for additional Grantors, their signatures and acknowledgments. U.S. Bank Trust Company, National Association 111 S.W. Fifth Avenue, Suite 3500 Portland, OR 97204 LENDER: U.S. Bank, National Association N.D. 4355 17th Avenue, S.W. Fargo, ND 58103. CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to
secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably
grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, the following described The real estate mortgage herein is described in Exhibit "A" which is attached hereto and hereby incorporated herein by reference. 13202148 OREGON - HOME EQUITY LINE OF CREDIT DEED OF TRUST (NOT FOR FNMA, FHLMC, FHA OR VA USE) 2008 Wolters Kluwer Financial Services - Bankers Systems* Form USBOCPSFDTOR 8/25/2006

State of Oregon
County of Klamath
Enereby certify that instrument #2007-019458,
Ecorded on 11/15/2007, consisting of 4 page
Est is a correct copy as it appears on record at
Klamath County Clerk's office.

• Rochelle Long, Klamath (

Kalani Crummer

The property is located in KLAMATH		at 145070 Birchwood Rd (
	(County)			
	La Pine	Oregon 97739		
(Address)	(City)	(ZIP Code)		

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

- 3. MAXIMUM OBLIGATION LIMIT. The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 40.408.00 . This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.
- 4. SECURED DEBT AND FUTURE ADVANCES. The term "Secured Debt" is defined as follows:
 - A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (You must specifically identify the debt(s) secured and you should include the final maturity date of such debt(s).)

Borrower's Name(s): JAMES CHANDLER AND TINA CHANDLER

Note Date:

}**0** ¥√2007

Maturity Date: 10/15/2032 *

Principal/Maximum

Line Amount:

40.408.00

- B. All future advances from Lender to Grantor or other future obligations of Grantor to Lender under any promissory All future advances from Lender to Grantor or other future obligations of Grantor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Grantor in favor of Lender after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Grantor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Grantor, or any one or more Grantor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not the advanced All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.
- C. All other obligations Grantor owes to Lender, which may later arise, to the extent not prohibited by law, including,
- but not limited to, liabilities for overdrafts relating to any deposit account agreement between Grantor and Lender, D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security

In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in the Grantor's principal dwelling that is created by this Security Instrument

13202148

5	sections recorded N/A Oregon,	R FORM. By the deliver of the Master Form Line of as Recording Number M/P. County Recorder's office a cut will be offered for record	Credit Trust Deed (M. at Page) at Page(ire hereby incorporated	aster Form), inclusion or Instrument Number 18 N/A into, and shall go	ive, dated QT/19 mber 2007-0009 m the KLAMATH vern, this Security	9/2007 9:50 am and 74 in Book County, Instrument, This Security	
a ti	attachments.	ES: By signing below, Gra Grantor also acknowledges is contained in the previously MES CHANDLER	receipt of a copy of thi	s Security Instrume	ent on the date state	rity Instrument and in any d on page 1 and a copy of	~~
l					•		
	(Individual)	EDGMENT: STATE OF Californ This instrument was acknow by JAMES CHANDLER A My commission expires: J (Seal)	vledged before me this AND TINA CHANDLE	()	Notery Public)		
		ACHIA ESTELA GANG Correspon de 1978 Notary Auto - Caste Atomesio Coursy Mr Corres, Bastes, An 17	X	SON	IA E. GAR	ro/A	
Γ			REQUEST FOR RE				
	TO TRU	STEE:	(Not to be completed	until pald in full)			
	other inde Trust, wh	rsigned is the holder of the ebtedness secured by this D ich is delivered hereby, an he person or persons legally	eed of Trust, have been d to reconvey, without	n paid in full. You	are hereby directed	to cancel this Deed of	
	(Authorized	Rank Signature)		(Date)			

This instrument was prepared by...... First American 1100 Superior Avenue Suiete 210 Cleveland, OH 44114

13202148

2006 Wolters Kluwer Financial Services - Bankers Systems* Form USBOCPSFDTOR 8/25/2006

(page 3 of 3)

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 69, BLOCK 1, OF PLAT OF TRACT 1060 SUN FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

145070 BIRCHWOOD RD; La Pine, OR 97739

20072631824520 34806181/f/or

34806181

TIRST AMERICAN LENDERS ADVANTAGE
DEED OF TRUST

EXHIBIT "A"

585688AM

Lot 69 and 70 in Block 1, Tract 1060, Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

