

52832

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Vol. 1798 Page 4066

Recording requested by:
WELLS FARGO BANK, N.A.

When recorded return to:

Wells Fargo Bank, N.A.
Attn: Lien Perfection
P.O. Box 5140
Portland, OR 97208-5140

AMERITLE, has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

MTC 1396-8865

State of Oregon

Space Above This Line For Recording Data

SHORT FORM LINE OF CREDIT DEED OF TRUST

1105104 2001
980271155360

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Form Line Of Credit Deed of Trust ("Security Instrument") is 01-30-1998 and the parties are as follows:

TRUSTOR ("Grantor"):

GRANT D. HAMILTON AND LORI J. HAMILTON, HUSBAND AND WIFE

whose address is:

7424 REEDER RD KLAMATH FALLS, OR 97603

TRUSTEE: WELLS FARGO BANK (ARIZONA), N.A., 4832 East McDowell Rd., Phoenix, AZ 85008

BENEFICIARY ("Lender"): WELLS FARGO BANK, N.A.

18700 NW Walker Rd., Bldg. 92
Beaverton, OR 97006

2. **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, all of that certain real property located in the County of KLAMATH

described as follows:

SEE ATTACHED EXHIBIT 'A'

with the address of 7424 REEDER RD KLAMATH FALLS, OR 97603

and parcel number of R-3810-01900-01600-000 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.

3. **MAXIMUM OBLIGATION AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 12,000.00 together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("Secured Debt") of even date herewith, and all amendments, extensions, modifications, renewals or other documents which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is 02-20-2008.

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4. **MASTER FORM LINE OF CREDIT DEED OF TRUST.** By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Master Form Line of Credit Deed of Trust ("Master Form"), inclusive, dated February 1, 1997 and recorded on February 10, 1997 as Instrument Number 32645 in Book M 97 at Page 4115 of the Official Records in the Office of the Recorder of Klamath County, State of Oregon, are hereby incorporated into, and shall govern, this Security Instrument.

SIGNATURES: By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).

<u>Grant D. Hamilton</u>	Grantor	<u>1-31-98</u>	Date
GRANT D HAMILTON			
<u>Lori J Hamilton</u>	Grantor	<u>1-31-98</u>	Date
LORI J HAMILTON			
_____	Grantor	_____	Date
_____	Grantor	_____	Date

ACKNOWLEDGMENT:
(Individual)

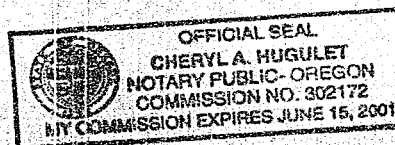
STATE OF Oregon, COUNTY OF Klamath } ss.

This instrument was acknowledged before me on January 24, 1998 by

Grant D. Hamilton & Lori J. Hamilton

Cheryl A. Huguley
Signature of notarial officer

Asst. Manager
Title (and Rank)



My Commission expires: 6-15-2001

(Seal)

LEGAL DESCRIPTION

4068

A PARCEL OF LAND SITUATED IN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN M69, PAGE 6053 OF THE OFFICIAL KLAMATH COUNTY RECORDS, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 19 BEARS THE FOLLOWING TWO BEARINGS AND DISTANCES: NORTH 87 DEGREES 15' 00" EAST 1135.99 FEET, SOUTH 00 DEGREES 06' 00" WEST 1071.45 FEET, THENCE FROM SAID POINT OF BEGINNING SOUTH 87 DEGREES 15' 00" WEST 1180.48 FEET TO A 1/2" IRON PIN WHICH IS LOCATED 115 FEET EAST, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE U.S.B.R. "C" CANAL, SOUTH BRANCH, THENCE NORTH 14 DEGREES 19' 00" EAST, PARALLEL TO AND EASTERLY 115 FEET, MEASURED AT RIGHT ANGLES TO THE SAID "C" CANAL 392.67 FEET TO 1/2" IRON PIN ON THE NORTH LINE OF THE SAID SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER, THENCE SOUTH 89 DEGREES 56' 14" EAST ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER 1082.58 FEET, TO A 1/2" IRON PIN ON THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN M69, PAGE 6053, THENCE SOUTH 00 DEGREES 06' 00" WEST ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN M69, PAGE 6053, 322.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH COMMON EASEMENTS 20 FEET IN WIDTH FOR PURPOSES OF INGRESS AND EGRESS SITUATED IN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(1) BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 19, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 19, BEARS SOUTH 00 DEGREES 06' 00" WEST 1031.42 FEET, THENCE FROM POINT OF BEGINNING SOUTH 87 DEGREES 15' 00" WEST 635.34 FEET, THENCE NORTH 00 DEGREES 06' 00" EAST 20.01 FEET, THENCE NORTH 87 DEGREES 15' 00" EAST 685.84 FEET, THENCE SOUTH 00 DEGREES 06' 00" WEST 20.01 FEET TO THE POINT OF BEGINNING.

(2) BEGINNING AT A POINT, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 19, BEARS THE FOLLOWING TWO BEARINGS AND

DISTANCES: NORTH 87 DEGREES 15' 00" EAST 685.84 FEET, SOUTH 00 DEGREES 06' 00" WEST 1031.42 FEET, THENCE FROM SAID POINT OF BEGINNING SOUTH 87 DEGREES 15' 00" WEST 132.16 FEET, THENCE NORTH 00 DEGREES 06' 00" EAST 20.01 FEET, THENCE NORTH 87 DEGREES 15' 00" EAST 132.16 FEET, THENCE SOUTH 00 DEGREES 06' 00" WEST 20.01 FEET TO THE POINT OF BEGINNING.

(2) BEGINNING AT A POINT, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 19 BEARS THE FOLLOWING THREE BEARINGS AND DISTANCES: NORTH 87 DEGREES 15' 00" EAST 132.16 FEET, CONTINUING NORTH 87 DEGREES 15' 00" EAST 685.84 FEET, SOUTH 00 DEGREES 06' 00" WEST 1031.42 FEET, THENCE FROM SAID POINT OF BEGINNING SOUTH 87 DEGREES 15' 00" WEST 347.99 FEET, THENCE NORTH 00 DEGREES 06' 00" EAST 40.03 FEET, THENCE NORTH 87 DEGREES 15' 00" EAST 30.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN M69, PAGE 6053, THENCE SOUTH 00 DEGREES 06' 00" WEST 20.01 FEET, THENCE NORTH 87 DEGREES 15' 00" EAST 317.99 FEET, THENCE SOUTH 00 DEGREES 06' 00" WEST 20.01 FEET TO THE POINT OF BEGINNING.

APN #R-3910-019D0-01500-000

Date: 01/16/98

Customer Reference # 980101049570

Borrower: GRANT D HAMILTON
LORI J HAMILTON

OTS Tracking # 980101901

COUNTY: KLAMATH

Chicago Title - Castletink
1-800-559-0755

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of America's Title the 9th day
of February A.D. 19 98 at 11:10 o'clock A. M., and duly recorded in Vol. M98
of Mortgages on Page 4066

FEE \$25.00

By Bernetha G. Letsch County Clerk
K. Hamilton, Borrower