

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

AMERITITLE, 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 1396-9863

State of Oregon

Space Above This Line For Recording Data

SHORT FORM LINE OF CREDIT DEED OF TRUST

(With Future Advance Clause)

1250370 8001
973651439480

1. **DATE AND PARTIES.** The date of this Short Form Line Of Credit Deed of Trust ("Security Instrument") is
01-27-1998 and the parties are as follows:

TRUSTOR ("Grantor"):

MICHAEL W. NELSON AND JANET E. NELSON, HUSBAND AND WIFE

whose address is:

2326 MARINA DR. KLAMATH FALLS, OR 97601

TRUSTEE: WELLS FARGO BANK (ARIZONA), N.A., 4531 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, State of Oregon,

described as follows:

LOT 6 OF MARINA PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

with the address of 2326 MARINA DRIVE KLAMATH FALLS, OR 97601
and parcel number of 3808-23DC-2000

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 \$ 25,000.00 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 30 years from the date of the Secured Debt, or such lesser period as
may be provided. The Secured Debt is a revolving line of credit.

4075

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).

MICHAEL W NELSON

Grantor

Date

1-28-98

JANET E NELSON

Grantor

Date

1-28-98

Grantor

Date

Grantor

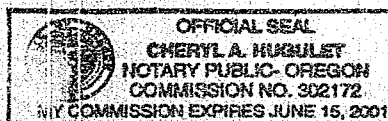
Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Oregon COUNTY OF Klamath } ss.This instrument was acknowledged before me on January 28, 1998 byMichael W. Nelson + Janet E. Nelson

Signature of notarial officer

Asst. Manager
Title (and Rank)My Commission expires: 6-15-2001

(Seal)

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 9th day of February A.D., 1998
at 11:11 o'clock A. M. and duly recorded
in Vol. M98 of Mortgages Page 4074

Bernetha G. Letsch, County Clerk

Fcc. \$15.00

By Kardian Ross

Deputy