

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

State of Oregon

AMERICAN TITLE, 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 1396-8863

Space Above This Line For Recording Data

SHORT FORM LINE OF CREDIT DEED OF TRUST

1250270 8001
 973651439480

(With Future Advance Clause)

- 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., 4831 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 87 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
MICHAEL W. NELSON

Grantor

1-28-98

Date

Janet E. Nelson
JANET E. NELSON

Grantor

1-28-98

Date

Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:
(Individual)

STATE OF Oregon, COUNTY OF Klamath } ss.

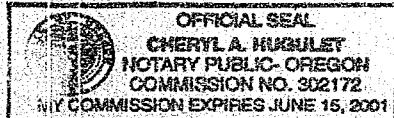
This instrument was acknowledged before me on January 28, 1998 by _____

Michael W. Nelson + Janet E. Nelson

Cheryl L. Huguley
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

By Karen L. Ross

Deputy