

98 MAY 18 P2:

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

When recorded mail to:
Nationwide Recording Service
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Irvine, CA 92614
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State of Oregon

Space Above This Line For Recording Data

SHORT FORM LINE OF CREDIT DEED OF TRUST

1301236 8001

981110959380

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Form Line Of Credit Deed of Trust ("Security Instrument") is 04-29-1998: and the parties are as follows:

TRUSTOR ("Grantor"):

CARL LEE CHAPMAN AND DONNALEE KAY CHAPMAN, HUSBAND AND WIFE

whose address is:

1821 LANCASTER AVENUE KLAMATH FALLS, OR 97601

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, State of Oregon, described as follows:

LOTS 16, 17, AND 18, BLOCK 30, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

with the address of 1821 LANCASTER AVENUE KLAMATH FALLS, OR 97601

and parcel number of R214707

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 \$ 10,000.00 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.

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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>Carl Lee Chapman</u>	Grantor	<u>5-4-98</u>
CARL LEE CHAPMAN		Date
<u>Donna Lee Kay Chapman</u>	Grantor	<u>5-4-98</u>
DONNALEE KAY CHAPMAN		Date
_____	Grantor	_____
		Date
_____	Grantor	_____
		Date

ACKNOWLEDGMENT:

(Individual)

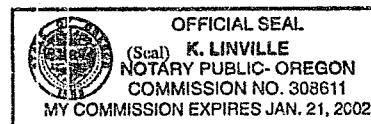
STATE OF Oregon, COUNTY OF Klamath } ss.

This instrument was acknowledged before me on 5-4-98 by Carl Lee Chapman & Donna Lee Kay Chapman

K. Linville
Signature of notarial officer

Carl Lee Chapman
Title (and Rank)

My Commission expires: 1-21-02



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of _____ NATIONWIDE the 18th day
of May A.D., 19 98 at 2:40 o'clock P M., and duly recorded in Vol. M98
of Mortgages on Page 16875

FEE \$15.00

By Bernetha G. Letsch County Clerk