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'96 MAY 27 AM 1:46

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

MTC 44597-MQ

Space Above This Line For Recording Data

SHORT FORM LINE OF CREDIT DEED OF TRUST

(With Future Advance Clause)

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1. **DATE AND PARTIES.** The date of this Short Form Line Of Credit Deed of Trust ("Security Instrument") is 05-18-1998 and the parties are as follows:

TRUSTOR ("Grantor"):
MARK S. WINTERS, AN UNMARRIED MAN

whose address is:

530 N FIFTH ST 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

described as follows:

ALL OF THAT PORTION OF LOTS 1 AND 2, BLOCK 42, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 42 OF SAID ADDITION AT THE INTERSECTION OF THE WESTERLY LINE OF FIFTH STREET WITH THE SOUTHERLY LINE OF LINCOLN STREET; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF LINCOLN STREET 90 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH FIFTH STREET 55 FEET; THENCE NORTHEASTERLY AND PARALLEL WITH LINCOLN STREET 90 FEET TO THE WESTERLY LINE OF FIFTH STREET; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF FIFTH STREET 55 FEET TO THE PLACE OF BEGINNING.

with the address of 530 N FIFTH ST KLAMATH FALLS, OR 97601 and parcel number of 3809-0328A-05000

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 \$ 23,000.00 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 06-15-2028

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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 32845 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).

Mark S. Winters
MARK S WINTERS

Grantor

5/20/98
Date

Grantor

Date

Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:
(Individual)

STATE OF Oregon, COUNTY OF Klamath } ss.

This instrument was acknowledged before me on May 20, 1998 by Mark S. Winters

Marion Grantham
Signature of notarial officer

Notary Officer
Title (and Rank)



My Commission expires: 1/22/01

(Seal)

W2948 (8/97)

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day of May A.D., 1998 at 11:46 o'clock A. M., and duly recorded in Vol. M98 of Mortgages on Page 17813

FEE \$15.00

By Bernetha G. Letsch County Clerk