

64051

Vol. 179 Page 28884

Recording Requested by:
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SHORT FORM LINE OF CREDIT DEED OF TRUST

1182913 2001

1998 941517190

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is 07-22-1998 and the parties are as follows:

TRUSTOR ("Grantor"):

EARL E AND LUPE EVANSEN, HUSBAND AND WIFE

whose address is:

34488 SPRAGUE RIVER ROAD SPRAGUE RIVER, OR 97639

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. 9
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:

THAT PORTION OF THE E1/2 NE1/4 LYING SOUTH OF THE SPRAGUE RIVER HIGHWAY IN SECTION 26, TOWNSHIP 36 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

with the address of 34488 SPRAGUE RIVER ROAD SPRAGUE RIVER, OR 97639 and parcel number of 3611-0260C-00300, 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 \$30,000.00 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 08-10-2005.

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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>Earl E. Evansen</u>	Grantor	<u>7/28/98</u>	Date
<u>Lupe Evansen</u>	Grantor	<u>7-24-98</u>	Date
_____	Grantor	_____	Date
_____	Grantor	_____	Date

ACKNOWLEDGMENT:
(Individual)

STATE OF Oregon, COUNTY OF Klamath } ss.

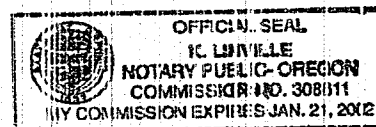
This instrument was acknowledged before me on July 24, 1998 by

Carl E. Evansen & Lupe Evansen

K. Linnville
Signature of notarial officer

Robert J. Linnville
Title (and Rank)

My Commission expires: 1-21-02



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wells Fargo Bank the 6th day of August A.D., 19 98 at 3:17 o'clock P. M., and duly recorded in Vol. M98 of Mortgages on Page 28884

FEE \$15.00

By Kathleen Rora Berneta G. Leisch, County Clerk