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Wells Fargo Bank, 18700 NW Walker Rd., Bldg. 92,  
Beaverton, OR 97006  
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98 AUG 24 P 2:09

State of Oregon

Space Above This Line For Recording Data

# **SHORT FORM LINE OF CREDIT DEED OF TRUST**

1191203 2001  
19982101241480

- (With Future Advance Clause)  
1. **DATE AND PARTIES.** The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is  
08-07-1998 and the parties are as follows:

**TRUSTOR ("Grantor"):**

RUTH ANNE RICE, A WIDOWER, WHO ACQUIRED TITLE AS  
ARTHUR J. RICE AND RUTH ANNE RICE, HUSBAND AND WIFE, AS JOINT TENANTS

whose address is:

6522 SORREL CT KLAMATH FALLS, OR 97603

**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:

LOT 35, BLOCK 2 ROLLING HILLS SUBDIVISION  
SITUATED IN COUNTY OF KLAMATH AND STATE OF OREGON

with the address of 6522 SORREL CT KLAMATH FALLS, OR 97603  
and parcel number of R599383

, 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 \$48,000.00 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 08-10-2018

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30980

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).

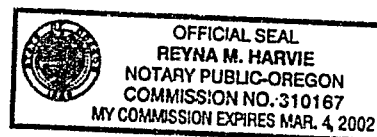
Ruth Anne Rice Grantor 8-7-98 Date  
 \_\_\_\_\_ Grantor \_\_\_\_\_ Date  
 \_\_\_\_\_ Grantor \_\_\_\_\_ Date  
 \_\_\_\_\_ Grantor \_\_\_\_\_ Date

**ACKNOWLEDGMENT:**  
(Individual)

STATE OF Oregon, COUNTY OF Klamath } ss.  
 This instrument was acknowledged before me on 7th August, 1998 by Ruth Anne Rice

Reyna M. Harvie  
 Signature of notarial officer

Notary Public  
 Title (and Rank)



My Commission expires: March 4, 2002

STATE OF OREGON: COUNTY OF KLAMATH: ss.

(Seal)

Filed for record at request of Wells Fargo Bank  
 of August A.D., 19 98 at 2:09 o'clock P.M., and duly recorded in Vol. M98  
 of Mortgages on Page 30979

FEE \$15.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross