

When recorded return to:  
Klamath First Federal Savings & Loan Association  
540 Main St  
Klamath Falls OR 97601

Vol 1199 Page 15309

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State of Oregon

Space Above This Line For Recording Data

## LINE OF CREDIT TRUST DEED

(With Future Advance Clause)

**DATE AND PARTIES.** The date of this Deed of Trust (Security Instrument) is April 21, 1999 and the parties, their addresses and tax identification numbers, if required, are as follows:

**GRANTOR:** JAMES A. NICHOLS and ANN H. NICHOLS, as tenants by the entirety.

☐ If checked, refer to the attached Addendum incorporated herein, for additional Grantors, their signatures and acknowledgments.

**TRUSTEE:** William L Sisemore

**LENDER:** Klamath First Federal Savings & Loan Association

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, the following described property:

SEE ATTACHED EXHIBIT "A"

The property is located in Klamath at \_\_\_\_\_  
(County)  
3114 Pine Grove Rd Klamath Falls Oregon 97603  
(Address) (City) (ZIP Code)

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 (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 5,000.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:  
A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(s) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (You must specifically identify the debt(s) secured and you should include the final maturity date of such debt(s).)  
JAMES A. NICHOLS and ANN H. NICHOLS, as tenants by the entirety.  
\$5,000.00  
May 1, 2019, Maturity date