

1999 JUN 21 PM 2: 48

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 Wells Fargo Bank, 18700 NW Walker Rd.,
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State of Oregon

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SHORT FORM LINE OF CREDIT DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is 06-04-1999 and the parties are as follows:

TRUSTOR ("Grantor"):

JOYCE C. SELLARS, A WIDOW AND MICHAEL SELLARS, MARRIED
 INDIVIDUAL, NOT AS TENANTS IN COMMON BUT WITH FULL RIGHTS OF SURVIVORSHIP

whose address is:

1777 KIMBERLY DR 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 5, BLOCK 13 FOURTH ADDITION TO WINEMA GARDENS, IN THE COUNTY OF KLAMATH
 STATE OF OREGON.

with the address of 1777 KIMBERLY DR KLAMATH FALLS, OR 97603
 and parcel number of R-3909-001AB-00500-000, 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 \$18,000.00 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>Joyce C Sellars</u>	Grantor	<u>6-7-99</u>
JOYCE C SELLARS		Date
_____	Grantor	_____
MICHAEL SELLARS		Date
_____	Grantor	_____
		Date
_____	Grantor	_____
		Date

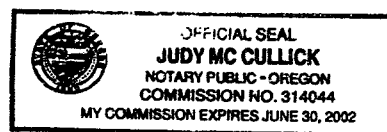
ACKNOWLEDGMENT:
(Individual)

STATE OF ORE, COUNTY OF Klamath } ss.

This instrument was acknowledged before me on 6-7-99 by _____
Joyce C Sellars

Judy McCullick
Signature of Notarial Officer

Notary
Title (and Rank)



My Commission expires: 06-30-02

(Seal)

24347

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).

JOYCE C SELLARS	Grantor	Date
<u>Michael J Sellars</u>		<u>6-4-99</u>
MICHAEL SELLARS	Grantor	Date
_____	Grantor	Date
_____	Grantor	Date

ACKNOWLEDGMENT:
(Individual)

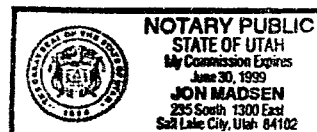
STATE OF Utah COUNTY OF Utah } ss.

This instrument was acknowledged before me on June 4, 1999 by _____

Michael J Sellars

[Signature]
Signature of notarial officer

Notary Public
Title (and Rank)



My Commission expires: June 30, 1999

(Seal)

State of Oregon, County of Klamath
Recorded 6/21/99, at 2:48 p. m.
In Vol. M99 Page 24345
Linda Smith,
County Clerk Fee \$ 20 - KR