

1999 OCT 21 AM 9:02

Return Address:

Recording Requested by:

Wells Fargo Bank, 18700 NW Walker Rd.,

Bldg. 92, Beaverton, OR 97006

When Recorded Return to: **DATAPRO**

Nationwide Recording Service, 17352 Daimler

Street, #200, Irvine, CA 92614

Code: WFD

State of Oregon

Space Above This Line For Recording Data

SHORT FORM LINE OF CREDIT DEED OF TRUST6076924 8001
19992602200043

- 1. DATE AND PARTIES.** The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is
09-30-1999 and the parties are as follows:

TRUSTOR ("Grantor"):JOANNE L. MINTZ, AN UNMARRIED WOMAN, TRUSTEE OF THE MINTZ
LIVING TRUST DTD 4/11/97, AN ESTATE IN FEE SIMPLE.

whose address is:

5149 ANGELES CREST LA CANADA, CA 91011

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 7, BLOCK 2, STAGECOACH ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

with the address of 151063 ANVIL LANE LA PINE, OR 97739
and parcel number of 2309-12C0-300

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 \$40,000.00 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.

15

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>Joanne L. Mintz, Trustee</u>	<u>10/1/99</u>
JOANNE L MINTZ, TRUSTEE	Grantor Date
_____	Grantor Date
_____	Grantor Date
_____	Grantor Date

ACKNOWLEDGMENT:

(Individual)

STATE OF California, COUNTY OF Los Angeles } ss.
 This instrument was acknowledged before me on October 1, 1999 by Joanne L. Mintz, Trustee

Maria K. Lahejian

Signature of notarial officer

Notary Public

Title (and Rank)



My Commission expires: August 3, 2002

State of Oregon, County of Klamath
 Recorded 10/21/99, at 9:02 a.m.
 In Vol. M99 Page 41867
Linda Smith,
 County Clerk Fee \$ 15.00