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State of Oregon

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

6143781 2001  
19993342200167

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is 12-28-1999 and the parties are as follows:

TRUSTOR ("Grantor"):

WILLIAM F. PEDDER AND JUDITH V PEDDER, HUSBAND AND WIFE

whose address is:

PO BOX 574 CHILOQUIN, OR 97624

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:

AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING:

ALL OF THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 4, TOWNSHIP 35, SOUTH RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING EASTERLY OF STATE OF HIGHWAY 422.

with the address of 831 CHILOQUIN BLVD CHILOQUIN, OR 97624

and parcel number of R223868

, 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 \$97,800.00 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 01-15-2030

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).

William F Pedder  
WILLIAM F PEDDER

Grantor

12-28-99  
Date

Judith W Pedder  
JUDITH W PEDDER

Grantor

12-28-99  
Date

Grantor

Date

Grantor

Date

**ACKNOWLEDGMENT:**

(Individual)

STATE OF OREGON, COUNTY OF KLAMATH } ss.  
This instrument was acknowledged before me on Dec 28 1999 by William F Pedder  
and Judith W Pedder

Carl Ullman  
Signature of notarial officer

Notary Public for Oregon  
Title (and Rank)



My Commission expires: SEP 23 2002

(Seal)

State of Oregon, County of Klamath  
Recorded 1/19/00, at 8:37a m.  
In Vol. M00 Page 1754  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>