

200 OCT 31 AM 9:50

Recording Requested by:
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Santa Ana, CA 92705
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State of Oregon

Space Above This Line For Recording Data

SHORT FORM LINE OF CREDIT DEED OF TRUST6447626 2001
20002602400035

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is
10/11/2000 and the parties are as follows:

TRUSTOR ("Grantor"):

JOYCE C. SELLARS AND MICHAEL SELLARS, NOT AS TENANTS IN COMMON BUT WITH
RIGHT 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:

THE FOLLOWING DESCRIBED 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 R503627, 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 \$55,000.00 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 10/15/2030

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 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
JOYCE C SELLARS

Grantor

10-13-00
Date

MICHAEL SELLARS

Grantor

Date

Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:

(Individual)

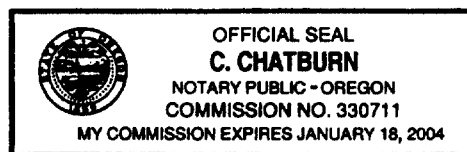
STATE OF Oregon, COUNTY OF Klamath } ss.

This instrument was acknowledged before me on 10-13-00 by _____

Joyce C Sellars

C Chatburn
Signature of notarial officer

Notary
Title (and Rank)



My Commission expires: 1-18-2004

(Seal)

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 C Sellars</u>		<u>10/13/00</u>
MICHAEL SELLARS	Grantor	Date
	Grantor	Date
	Grantor	Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Utah, COUNTY OF Utah } ss.

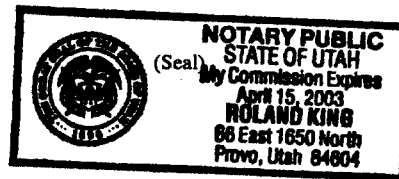
This instrument was acknowledged before me on 13, October 2000 by

Michael Sellars

Roland King
Signature of notarial officer

Service Mgr
Title (and Rank)

My Commission expires: 4-15-03



State of Oregon, County of Klamath
Recorded 10/31/00, at 9:50 a.m.
In Vol. M00 Page 39583
Linda Smith,
County Clerk Fee \$ 31.00