

Return Address:**Recording Requested by:**

Wells Fargo Bank

When Recorded Return to: Fidelity National LPS

2520 N. Redhill Ave. Suite 120

Santa Ana, CA 92705

Code: WFD

State of Oregon

Space Above This Line For Recording Data

SHORT FORM LINE OF CREDIT DEED OF TRUST

0628344 0001

20003342200067

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is
12/20/2000 and the parties are as follows:

TRUSTOR ("Grantor"):

ROBERT T. SEATER AND SHANNON D. SEATER, HUSBAND AND WIFE

whose address is:

4668 CLEVELAND AVE KLAMATH FALLS, OR 97601

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 24 IN BLOCK 8 OF STEWART ADDITION, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

with the address of 4668 CLEVELAND AVE KLAMATH FALLS, OR 97601

and parcel number of R537958; 00M880319

, 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 \$60,000.00 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 01/25/2016

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>Shannon D. Seater</u>	Grantor	<u>12/22/00</u>	Date
SHANNON D SEATER			
<u>Robert T. Seater</u>	Grantor	<u>12/22/00</u>	Date
ROBERT T SEATER			
_____	Grantor	_____	Date
_____	Grantor	_____	Date

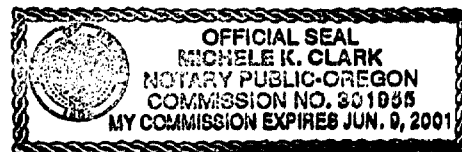
ACKNOWLEDGMENT:

(Individual)

STATE OF Oregon, COUNTY OF Klamath } ss.
 This instrument was acknowledged before me on December 22, 2000 by
Shannon D. Seater and Robert T. Seater

Nichele K. Clark
 Signature of notarial officer
Owner Mail Boxes etc.
 Title (and Rank)

My Commission expires: June 9, 2001



(Seal)

ILLEGIBLE NOTARY SEAL DECLARATION

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

Name of

Notary: MICHELE K. CHARK

Commission

Number: 301955

Commission

Expires: 6-9-01

Date & Place of

Notary Execution: 12-22-00 KLAMATH Co., OR

Date & Place of

This Execution: 12-27-00 Washington County, OR

Signature

WELLS FARGO BANK, N.A.

Revised 7-17-00

State of Oregon, County of Klamath
Recorded 01/09/01, at 9:21 a.m.
In Vol. M01 Page 866
Linda Smith,
County Clerk Fee \$ 31⁰⁰