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State of Oregon, County of Klamath
Recorded 07/07/2004 9.09 a m
Vol M04 Pg 44271-73
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 3

Recording Requested by:
Wells Fargo Bank
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P.O. BOX 19523
Irvine, CA 92623-9523
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State of Oregon

Space Above This Line For Recording Data

REFERENCE#:20041477200552 ACCOUNT#:0651-651-6666140-1998

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 06/03/2004 and the parties are as follows:

TRUSTOR ("Grantor"):
ALFRED C. LUTZ AND ANNE VAN NUYS, AS TENANTS BY THE ENTIRETY

whose address is: 128 PO BOX MACDOEL, CA, 96058

TRUSTEE: Wells Fargo Financial National Bank
c/o Specialize Service
401 West 24th Street, National City, CA 91950

BENEFICIARY ("Lender"): Wells Fargo Bank, N.A.
P. O. BOX 31557
BILLINGS, MT 59107

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 23 IN BLOCK 7 OF THIRD ADDITION TO WINEMA GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE ON THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

with the address of 6441 CLIMAX AVE KLAMATH FALLS, OR 97601 and parcel number of 00R506508, 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 \$ 50,000.00 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 06/03/2044

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 County, State of Oregon, are hereby incorporated into, and shall govern, this Security Instrument.
5. **RIDERS.** If checked, the following are applicable to this Security Instrument. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument.

- ☒ Third Party Rider
☒ Leasehold Rider
☒ Other N/A

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>Alfred C. Lutz Sr.</u> ALFRED C. LUTZ	Grantor	<u>6-8-04</u> Date
<u>Anne Van Nuys</u> ANNE VAN NUYS	Grantor	<u>6/8/04</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Oregon, COUNTY OF Tamack } ss.

This instrument was acknowledged before me on June 8, 2004 by Alfred C. Lutz
and Anne Van Nuys

Laura D. Bergman
 (Signature of notarial officer)
Senior Manager
 Title (and Rank)

My Commission expires: Oct 2, 2005



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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:

LAURA D. BERGMAN

Notary Commission

Number:

350468

Date Commission

Expires:

October 2, 2005

Date and Place of

Notary Execution:

June 8, 2004

KLAMATH


County, Oregon

Date & Place of

This Execution:

June 10, 2004

Washington County, OR



MICHAEL CHENOWETH

WELLS FARGO BANK, N.A.