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Vol. 38

Page

7260

MODIFICATION OF MORTGAGE OR TRUST DEED

THIS AGREEMENT, made and entered into this 22nd day of April, 19 81, by and between
BALSIGER MOTOR COMPANY, an Oregon Corporation,

hereinafter called the "Borrower(s)" and WESTERN BANK, an Oregon banking corporation, hereinafter called the "Bank":

WITNESSETH: On or about the 13th day of March, 19 79, the Borrower(s) (or the original maker(s) if the Borrower is an assignee of record) did make, execute and deliver to the Bank that certain promissory note in the sum of \$ 350,000.00, payable in monthly installments with interest at the rate of 13.50% per annum. For the purpose of securing the payment of said promissory note, the Borrower(s) (or the original maker(s) if the Borrower is an assignee of record) did make, execute and deliver to the Bank their certain Mortgage or Trust Deed, hereinafter called a "Security Instrument" bearing date of March 13, 19 79, conveying the following described real property, situate in the County of Klamath, State of Oregon, to-wit:

PARCEL 1:
 Lots 81 to 91, inclusive, Balsiger Tracts, subject to a 40-foot right of way adjacent to and parallel with South 6th Street, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:
 Lots 1, 2, 3, and 4, in Block 1 of the Supplemental Plat of Westerly portion of Block 242 of Mills Second Addition to the City of Klamath Falls, Oregon, excepting and reserving from the above described property that portion thereof conveyed by Frank Ferrari, et ux to the State of Oregon by deed recorded on page 201 of Volume 148 of Deeds, records of Klamath County, Oregon.

which Security Instrument was duly recorded in the records of said county and state.

Cont.

There is now due and owing upon the promissory note aforesaid, the principal sum of Three Hundred Forty Five Thousand Seven Hundred Thirty Two and 63/100ths DOLLARS (\$ 345,732.63), together with the accrued interest thereon, and the Borrower(s) desire a modification of the terms of payment thereof, to which the Bank is agreeable on the terms and conditions hereinafter stated and not otherwise.

NOW THEREFORE, in consideration of the premises and of the promises and agreements hereinafter contained, the parties hereto do hereby agree that the balance now due and owing on the promissory note hereinabove described shall be and is payable in monthly installments of Six Thousand Five Hundred Fifty and no/100ths DOLLARS (\$ 6,550.00) each, including interest on the unpaid balance at the rate of P + 1 1/2 % Adj. per annum. The first installment shall be and is payable on the 25th day of October, 19 81, and a qrtly.* like installment shall be and is payable on the 25th day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest if not sooner paid, shall be due and payable on the 25th day of April, 19 86. If any of said installments or either principal or interest are not so paid, the entire balance then owing shall, at the option of the Bank or its successors in interest, become immediately due and payable without notice. **Interest only for the first six months *Prime as of this date is 17.50%

Except as herein modified in the manner and on the terms and conditions herein stated, the said promissory note and Security Instrument shall be in full force and effect, with all the terms and conditions of which the Borrower(s) do agree to comply in the same manner and to the same extent as though the provisions thereof were in all respects incorporated herein and made a part of this agreement.

IN WITNESS WHEREOF, the Borrower(s) have hereunto set their hand(s) and seal(s) and the Bank has caused these presents to be executed on its behalf by its duly authorized representative this day and year first hereinabove written.

By: John E. Stribling
 Signature of Borrower
John E. Stribling
 Signature of Borrower
 President

WESTERN BANK

Klamath Falls Branch
 By: Joseph W. Lange
 Vice Pres. Authorized Signature and Manager

State of OregonCounty of Klamath

SS:

Personally appeared the above named John E. Stribling, President of Balsiger Motor Company, and Joseph W. Lange, Vice President and Manager, Western Bank, Klamath Falls Branch and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Return to:

Western Bank, Klamath Falls Br.

P. O. Box 669

Klamath Falls, OR 97601

Carolene H. Monahan
 Notary Public for Oregon
 My commission expires 2-9-82

RE-28 5/80

PARCEL 3:

The Southerly 79.7 feet of Lots 10, 11, 12 and 13 in Block 9 of Railroad Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4:

~~Lots 5 and 6, Block 1, Resubdivision of Block 242, MILLS SECOND ADDITION, Klamath County, Oregon.~~

7261

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 23rd day of April A. D. 1981 at 9:23 o'clock A. M., and
duly recorded in Vol. M81, of Mortgages on Page 7260.

EVELYN BIEHN, County Clerk
By Bernetha J. Ketch

Fee \$7.00