

THIS AGREEMENT, made and entered into this 9th day of February, 19 83, by and between

CRAFT PRINTERS, INC., an Oregon Corporation

hereinafter called the "Mortgagors" and FIRST INTERSTATE BANK OF OREGON, N.A., (formerly known as First National Bank of Oregon, a national banking association) hereinafter called the "Mortgagee".

WITNESSETH:

On or about the 22nd day of May, 19 79, the Mortgagors did make, execute and deliver to the Mortgagee their certain promissory note, (or, in the case of assumptions, their assumption agreement) in the sum of \$ 180,000.00 with interest thereon at the rate of 14.00 % per annum, payable in consecutive monthly installments of \$ 3,374.00 principal and interest, with the final installment of the indebtedness, if not sooner paid, due and payable on June 10, 1986.

For the purpose of securing the payment of said promissory note the Mortgagors, or their predecessors in interest did make, execute and deliver to the Mortgagee their certain indenture of mortgage, bearing date of May 22, 19 79, on and covering the following described real property, situate in the County of Klamath, State of Oregon, to-wit:
Lots 8, 9, and 10 in Block 1 of Canal Addition to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

which mortgage was duly recorded in the Records of Mortgages of said county and state, June 4, 19 79, Vol. M79 No. Page 13004

There is now due and owing upon the promissory note and mortgage the principal sum of -----
Thirty One Thousand Six Hundred Six and 80/100----- (\$ 31,606.80) DOLLARS,

Together with accrued interest thereon, and the Mortgagors desire a modification of the terms of the payment thereof, to which the Mortgagee 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, Mortgagors and Mortgagee agree that the balance now due and owing on the promissory note and mortgage described above shall be and is payable in monthly installments of -----

-----Six Hundred Fifty Eight and 48/100-----

(\$ 658.48) DOLLARS each, plus interest on the unpaid balance at the rate of Prime + 2 1/2 % per annum, ~~which~~ on the effective date of each change announced by Bank. Interest shall be computed on the basis of 365 day year or 366 day year, as applicable, and actual days elapsed. The first installment shall be and is payable on the 10th

day of March, 19 83, and a like installment shall be paid on the 10th day of each month thereafter until the principal

and interest and any Insurance Premiums are fully paid, except that the final payment of principal and interest ~~and any Insurance Premiums~~ if not sooner paid,

shall be due and payable on the 10th day of February, 19 87. If any of said installments of either principal or interest

~~is not paid~~ are not so paid, the whole sum of principal, interest ~~and any Insurance Premiums~~ shall become immediately due and payable without notice, at the option of the Mortgagee, its successors or assigns. The principal may be prepaid in whole or in part on any installment date subject to payment

of a prepayment premium of -0- percent during the first five years from the date hereof of that portion, if any, of the sum prepaid in any one

loan year in excess of -0- percent of principal amount now owing on said note as referred to above. Said yearly prepayment privilege without premium shall not be cumulative. Any prepayment of principal shall be applied to the payment of the most remote unpaid installments.

Except as herein modified in the manner and on the terms and conditions hereinabove stated, the said promissory note and mortgage shall be and remain in full force and effect, with all the terms and conditions of which the Mortgagors 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.

NOTICE TO BORROWER. DO NOT SIGN THIS LOAN AGREEMENT BEFORE YOU READ IT. THIS LOAN AGREEMENT PROVIDES FOR THE PAYMENT OF A PENALTY IF YOU WISH TO REPAY THE LOAN PRIOR TO THE DATE PROVIDED FOR REPAYMENT IN THE LOAN AGREEMENT.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands and seals and the Mortgagee has caused these presents to be executed on its behalf by its duly authorized representative this day and year first hereinabove written.

CRAFT PRINTERS, INC.

By [Signature]

FIRST INTERSTATE BANK OF OREGON, N.A.

By [Signature]By J. Dennis Roach, V. Pres. & Mgr.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____, 19____.

by _____

Notary Public in and for the State of Oregon
My commission expires:

CORPORATE ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF Klamath

The foregoing instrument was acknowledged before me this 9th day of February, 1983.

by Paul H. Tremaine
of Craft Printers, Inc.

a(n) Oregon corporation, on behalf of the corporation.

Notary Public in and for the State of Oregon
My commission expires: April 8, 1984

PARTNERSHIP ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____, 19____.

by _____ a partnership.
on behalf of _____

Notary Public in and for the State of Oregon
My commission expires:

BANK ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF Klamath

The foregoing instrument was acknowledged before me this 9th day of February, 1983.

by J. Dennis Roach

of FIRST INTERSTATE BANK OF OREGON, N.A., on behalf of the association.

Notary Public in and for the State of Oregon
My commission expires: April 8, 1984

Return to:

First Interstate Bank of Oregon
P.O. Box 608
Klamath Falls, OR 97601 Att D. Roach

STATE OF OREGON: COUNTY OF KLAMATH ;ss

I hereby certify that the within instrument was received and filed for record on the 10 day of Feb. A.D., 1983 at 11:30 o'clock A M and duly recorded in Vol M83, of Mtge on page 2202

FEE \$ 8.00

EVELYN BIEHN COUNTY CLERK
by _____ Deputy