

97293

Collection escrow # 2062 Vol. m89 Page 3077
M4C 20757

MODIFICATION OF LAND SALE CONTRACT

I
Parties

THIS AGREEMENT is entered into by and between JEAN S. BAILEY, hereinafter called seller, and ROBERT D. LYELLS, hereinafter called buyer, on the date both seller and buyer have signed this agreement.

II
Recitals

WHEREAS seller sold to buyer certain real property located in Klamath County, Oregon evidenced by Real Estate Contract dated February 16, 1979, recorded April 4, 1979 in Microfilm M-79, Page 7402, Klamath County Microfilm Records;

WHEREAS the parties desire modify the contract between them;

III
Agreements

NOW, THEREFORE, in consideration of the mutual promises, performances and covenants of the parties contained in this agreement, it is hereby agreed, contracted and understood by and between the parties that the Real Estate Contract dated February 16, 1979, recorded April 4, 1979 in Microfilm M-79, Page 7402, Microfilm Records, is modified as follows:

1. Monthly Payments: The minimum monthly payment due on said contract shall be the sum of \$350 per month, the first of said payments being due on February 21, 1989 and a like payment of \$350 on the 21st day of each and every month thereafter until the entire unpaid principal balance, including accrued interest, is paid in full.

2. Delinquent Taxes: Buyer shall pay the 1985-1986 delinquent real property taxes and interest totalling \$337.32, plus any accrued interest after February 15, 1989, upon the execution of this agreement.

On May 1, 1989, Buyer shall pay the 1986-87 delinquent real property taxes, plus accrued interest.

On August 1, 1989, Buyer shall pay the 1987-88 delinquent real property taxes, plus accrued interest.

On November 1, 1989, Buyer shall pay the 1988-89 delinquent real property taxes, plus accrued interest.

3. In all other respects the terms and conditions of said contract shall remain unchanged.

99 FEB 17 PM 2 41

IN WITNESS WHEREOF, the parties have caused this modification to be executed on the dates set forth below.

Jean S. Bailey
JEAN S. BAILEY Seller

Dated: 2/15, 1989

Robert D. Lyells
ROBERT D. LYELLS Buyer

Dated: 2/11, 1989

STATE OF OREGON, County of Umatilla) ss.

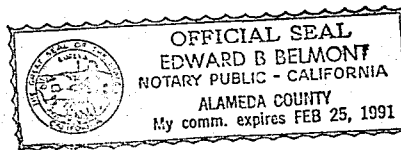
Personally appeared before me on this 15th day of February, 1989, the above-named Jean S. Bailey and acknowledged the foregoing instrument to be her voluntary act and deed.

James E. Donnelly
Notary Public for Oregon
My Commission Expires: 11-16-92
(Notary Seal)

STATE OF CALIFORNIA, County of Alameda) ss.

Personally appeared before me on this 11th day of February, 1989, the above-named Robert D. Lyells and acknowledged the foregoing instrument to be his voluntary act and deed.

Edward B. Belmont
Notary Public for California
My Commission Expires: _____
(Notary Seal)



36T-ed
BLY-MOD

After recording, return to:
George L. Anderson
Attorney at Law
475 East Main St.
Hermiston, OR 97838

Mountain Title Company
404 Main St
Klamath Falls, Oregon 97601

Attn: Mary
escrow collection #2062

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 17th day of Feb. A.D., 19 89 at 2:41 o'clock P.M., and duly recorded in Vol. M89, of Deeds on Page 3077.

Evelyn Biehn County Clerk

By Quilene Muelenbaer

FEE \$13.00