

LINE OF CREDIT MORTGAGE

MODIFICATION OF DEED OF TRUST AND ADVANCELINE
VARIABLE RATE LINE OF CREDIT AGREEMENT
DATED January 4,, 1990

BETWEEN: First Interstate Bank of Oregon, N.A. ("Bank") whose address is 601 Main Street, P.O. Box 608, Klamath Falls, Oregon 97601.

AND: Douglas P. Kintzinger ("Borrower") whose address is 1305 Pacific Terrace, Klamath Falls, Oregon 97601.

RECITALS:

Borrower and Bank are parties to a December 30, 1988 AdvanceLine Variable Rate Line of Credit Agreement ("Agreement") and Addendum to AdvanceLine Variable Rate Line of Credit Agreement ("Addendum").

Indebtedness owing by Borrower to Bank pursuant to the Agreement is secured by a December 30, 1988 Deed of Trust ("Trust Deed") executed by Borrower as Grantor in favor of Bank as Beneficiary and conveying to the Trustee named therein the following described real property in Klamath County, Oregon:

Lot 17, Block 17, Hillside 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.

The Trust Deed was recorded January 9, 1989 in Klamath County, Oregon Mortgage Records as Page 444 of Volume M89.

Said Agreement and Addendum were modified as per Modification of AdvanceLine Variable Rate Line of Credit Agreement bearing date of January 24, 1989 which amended the Agreement to include the following collateral ("Collateral") as security for payment of this Line and all obligations provided for in the Agreement:

One (1) share of LMW, inc. stock - Certificate No. 7; and

changed all references to Deed of Trust (the "Deed") and Real Property ("Property") in the Agreement, excluding those in paragraphs 13 and 14, to include "Security Agreement: General Pledge" and "Collateral" respectively.

The credit limit under Agreement is \$75,000 and Borrower has asked Bank to increase it to \$100,000.

Bank is agreeable to the increase provided the Trust Deed and the Security Agreement secure the increased credit limit.

AGREEMENT:

1. Agreement is amended to provide for a \$100,000 credit limit.
2. Trust Deed is amended by increasing to \$100,000 the principal amount of indebtedness incurred pursuant to the Agreement that Trust Deed and Security Agreement secure.

3. Your corresponding Annual Percentage Rate is as provided in the Agreement.
4. Borrower will be paying upon signing this modification the following fees:

Modification recording fees \$ 13.00

6. Except as herein modified in the manner and on the terms and conditions hereinabove stated, the Agreement, Trust Deed and Security Agreement shall be and remain in full force and effect, with all the terms and conditions of which Borrower does 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.

7. By signing below Borrower is agreeing to this modification and acknowledging that Borrower has received a copy of it.

FIRST INTERSTATE BANK OF OREGON, N.A.

BY *[Signature]*
Title: Assistant Manager

Douglas P. Kintzinger
Douglas P. Kintzinger

State of Oregon)
)ss:
County of Klamath)

The foregoing instrument was acknowledged before me this 4 day of January, 1990, by Craig Klug of FIRST INTERSTATE BANK OF OREGON, N.A., a national banking association, on behalf of the association.

[Signature]
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 11-4-93

State of Oregon)
)ss:
County of Klamath)

The foregoing instrument was acknowledged before me this 4 day of January, 1990, by Douglas P. Kintzinger.

[Signature]
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 11-4-93

MOUNTAIN TITLE COMPANY, . . . has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

AFTER RECORDING PLEASE RETURN TO
FIRST INTERSTATE BANK
601 MAIN ST
KLAMATH FALLS, OR 97601

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of Jan. A.D., 19 90 at 2:49 o'clock A.M., and duly recorded in Vol. M90
of Mortgages on Page 958

FEE \$13.00

Evelyn Biehn - County Clerk
By *Candice Mulender*