

RECORDATION REQUESTED BY:

BANK OF THE CASCADES
1700 NE THIRD ST
P O BOX 5879
BEND, OR 97708

WHEN RECORDED MAIL TO:

BANK OF THE CASCADES
1700 NE THIRD ST
P O BOX 5879
BEND, OR 97708

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



Bank of the Cascades

K-45052

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED MARCH 12, 1993, BETWEEN PEKKOLA & MOMBERT PROPERTIES (referred to below as "Grantor"), whose address is , , OR ; and BANK OF THE CASCADES (referred to below as "Lender"), whose address is 1700 NE THIRD ST, P O BOX 5879, BEND, OR 97708.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated January 22, 1992 (the "Deed of Trust") recorded in KLAMATH County, State of Oregon as follows:

RECORDED 1-29-92 IN VOLUME M92, PAGE 1840, MORTGAGE RECORDS OF KLAMATH COUNTY, OERAGON

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property (the "Real Property") recorded in KLAMATH County, State of Oregon:

LOTS 3 AND 6 IN BLOCK 1 OF TRACT 1249, RESUBDIVISION OF LOT 4 BLOCK 1, TRACT 1080, WASHBURN PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The Real Property or its address is commonly known as 3344 WASHBURN WAY, KLAMATH FALLS, OR 97601.

MODIFICATION. Grantor and Lender hereby modify the Deed of Trust as follows:

INCREASE AMOUNT TO \$212,000.00 AND EXTEND MATURITY TO 3-10-94

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification but also to all such subsequent actions.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

PEKKOLA & MOMBERT PROPERTIES

By:

DENNIS PEKKOLA, Gen. Partner

By:

CAROL PEKKOLA, Gen. Partner

By:

ANN MOMBERT, Gen. Partner

By:

LES MOMBERT, Gen. Partner

LENDER:

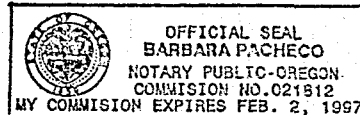
BANK OF THE CASCADES

By:

Authorized Officer

PARTNERSHIP ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Deschutes) SS

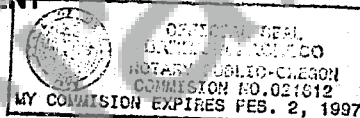


On this 12th day of March, 1993, before me, the undersigned Notary Public, personally appeared **DENNIS PEKKOLA, CAROL PEKKOLA, ANN MOMBERT and LES MOMBERT**, and known to me to be partners or designated agents of the partnership that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the partnership.

By Dennis Peckola Residing at Deschutes, OR
Notary Public in and for the State of Oregon My commission expires 2/2/97

LENDER ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Deschutes) SS



On this 16th day of March, 1993, before me, the undersigned Notary Public, personally appeared Carol Christensen and known to me to be the manager, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By Carol Christensen Residing at Deschutes, OR
Notary Public in and for the State of Oregon My commission expires 2/2/97

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STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Klamath County Title co the 18th day
of March A.D., 19 93 at 11:06 o'clock A.M., and duly recorded in Vol. M93
of Mortgages on Page 5607.

FEE \$15.00

Evelyn Biehn - County Clerk

By Evelyn Biehn