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RECORDATION REQUESTED BY:

WESTERN BANK
421 South 7th Street
P.O. Box 669
Klamath Falls, OR 97601-0322

WHEN RECORDED MAIL TO:

WESTERN BANK
421 South 7th Street
P.O. Box 669
Klamath Falls, OR 97601-0322

SEND TAX NOTICES TO:

BRADFORD J. ASPELL and SUSAN ELIZABETH ASPELL
122 SO. 5TH STREET
KLAMATH FALLS, OR 97601

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED MARCH 18, 1993, BETWEEN BRADFORD J. ASPELL and SUSAN ELIZABETH ASPELL (referred to below as "Grantor"), whose address is 122 SO. 5TH STREET, KLAMATH FALLS, OR 97601; and WESTERN BANK (referred to below as "Lender"), whose address is 421 South 7th Street, P.O. Box 669, Klamath Falls, OR 97601-0322.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated June 13, 1988 (the "Deed of Trust") recorded in KLAMATH County, State of Oregon as follows:

Recorded at Klamath County Courthouse on June 15, 1988 Instrument #88272 Vol#M88 Page #9293

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

SEE ATTACHED EXHIBIT "A"

The Real Property or its address is commonly known as 122 SO. 5TH STREET, KLAMATH FALLS, OR 97601.

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

Increase outstanding balance to \$38000.00 and extend Maturity date to September 10, 1996.

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 endorsers 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:

x

BRADFORD J. ASPELL

x

SUSAN ELIZABETH ASPELL

LENDER:

WESTERN BANK

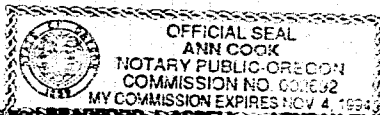
By:

Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon)

COUNTY OF Klamath) SS



On this day before me, the undersigned Notary Public, personally appeared BRADFORD J. ASPELL and SUSAN ELIZABETH ASPELL, to me known and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 2nd

day of April, 1993.

By Ann Cook

Residing at Klamath

Notary Public in and for the State of Oregon

My commission expires 11-04-94

LENDER ACKNOWLEDGMENT

STATE OF Oregon)
) ss
COUNTY OF Klamath)

On this 2nd day of April, 1993, before me, the undersigned Notary Public, personally appeared Charles Skyberg and known to me to be the Assistant 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 *Ann Cook* Residing at Klamath Falls
Notary Public in and for the State of Oregon My commission expires 11-04-94

EXHIBIT "A"

All that part of Lot 1 in Block 36 of Original Town of Linkville, (now City of Klamath Falls), Oregon, described as follows, to-wit:

Beginning at the Northerly corner of Lot 1 of said Block and Addition; thence 8 feet Southeasterly along the Easterly line of said Lot 1 to the true point of beginning; thence Southeasterly along said Easterly line of said Lot 1, 50 feet; thence Southwesterly at right angles with Fifth Street a distance of 66½ feet; thence Northwesterly at right angles and parallel with Fifth Street a distance of 50 feet; thence Northeasterly at right angles a distance of 66½ feet to the point of beginning, being a tract of land facing 50 feet on Fifth Street and extending Southwesterly 66½ feet, all in Lot 1, Block 36 Original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 7th day
of April A.D., 19 93 at 9:58 o'clock A M., and duly recorded in Vol. M93
of Mortgages on Page 7050

FEE \$20.00

Evelyn Biehn, County Clerk

By Pauline J. Niekender