

62647

'93 JUN 9 AM 9 26

RECORDATION REQUESTED BY:

JACKSON COUNTY FEDERAL BANK, F.S.B.
1225 Crater Lake Avenue
Medford, OR 97504

Vol 93 Page 13131

WHEN RECORDED MAIL TO:

JACKSON COUNTY FEDERAL BANK, F.S.B.
1225 Crater Lake Avenue
Medford, OR 97504

K-45325

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



Jackson County Federal Bank, F.S.B.

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED JUNE 3, 1993, BETWEEN Todd L. Kellstrom and Cynthia Carol Kellstrom, an estate in fee simple as tenants by the entirety (referred to below as "Grantor"), whose address is 548 Conger Avenue, Klamath Falls, OR 97601; and JACKSON COUNTY FEDERAL BANK, F.S.B. (referred to below as "Lender"), whose address is 1225 Crater Lake Avenue, Medford, OR 97504.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated January 19, 1993 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

recorded January 25, 1993 in Volume M93, Page 1740, Instrument No. 56743, Official Records of Klamath County, Oregon.

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

PARCEL 3 OF LAND PARTITION 6-92, SITUATED IN GOVERNMENT LOT 8 OF SECTION 32, TOWNSHIP 38 SOUTH, RANGE 9 E.W.M., KLAMATH COUNTY, OREGON.

The Real Property or its address is commonly known as 548 Conger Avenue, Klamath Falls, OR 97601. The Real Property tax identification number is ACCOUNT NO. 3809-32BC-3300, KEY NO. 474365.

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

THE CREDIT LIMIT IS INCREASED FROM \$50,000.00 TO \$80,000.00

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 endorser 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 Todd L. Kellstrom

X Cynthia Carol Kellstrom

LENDER:

JACKSON COUNTY FEDERAL BANK, F.S.B.

By: Louis M. Howard
Authorized Officer

INDIVIDUALLY ACKNOWLEDGED



FORM NO. 0050-11000

06-03-1992

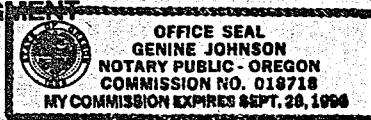
(continued)

MODIFICATION OF DEED OF TRUST

13133

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Klamath) ss

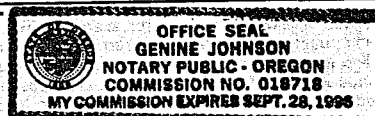


On this day before me, the undersigned Notary Public, personally appeared Todd L. Kellstrom and Cynthia Carol Kellstrom, to me known to be the individuals described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 3rd day of June, 1993.
By Genine Johnson Residing at Klamath Falls
Notary Public in and for the State of Oregon My commission expires 9/28/96

LENDER ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Klamath) ss



On this 3rd day of June, 1993, before me, the undersigned Notary Public, personally appeared Bank of America and known to me to be the Loan Office 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 Genine Johnson Residing at Klamath
Notary Public in and for the State of Oregon My commission expires 9/28/96

LASER PRO, Reg. U.S. Pat. & T.M. Off., Ver. 3.16 (c) 1993 CFI Bankers Service Group, Inc. All rights reserved. [OR-G202 98007050.LN L1.OVL]

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 8th day
of June A.D., 19 93 at 9:26 o'clock A M., and duly recorded in Vol. M93
of Mortgages on Page 13131.
Evelyn Biehn - County Clerk
By Debbie Mendenhall

FEE \$15.00

RECORDED BY: 1352 CLERK'S OFFICE
RECORDATION REQUESTED BY: 1352 CLERK'S OFFICE
WHEN RECORDED: MAY 10 1993

RECORDED BY: 1352 CLERK'S OFFICE
RECORDATION REQUESTED BY: 1352 CLERK'S OFFICE
WHEN RECORDED: MAY 10 1993

ESPES

03 JUN 93 10 58

101 13132 13132