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08-03-93P03:15 RCVD

Vol. 93 Page 19103**RECORDATION REQUESTED BY:**

United States National Bank of Oregon
131 E. Main Street
P. O. Box 729
Medford, OR 97501

WHEN RECORDED MAIL TO:

United States National Bank of Oregon
131 E. Main Street
P. O. Box 729
Medford, OR 97501

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**MODIFICATION OF MORTGAGE**

THIS MODIFICATION OF MORTGAGE IS DATED JULY 27, 1993, BETWEEN Ronald C. McVay and Barbara McVay as tenants by the entirety and McVay Farms, a partnership consisting of Ronald C. McVay and Barbara A. McVay as tenants by the entirety (referred to below as "Grantor"), whose address is 21592 Drazil Rd., Malin, OR 97632; and United States National Bank of Oregon (referred to below as "Lender"), whose address is 131 E. Main Street, P. O. Box 729, Medford, OR 97501.

MORTGAGE. Grantor and Lender have entered into a mortgage dated April 3, 1987 (the "Mortgage") recorded in Klamath County, State of Oregon as follows:

WHEREAS, Mortgagors pursuant to that certain mortgage dated April 3, 1987, and recorded on April 9, 1987, in Volume M87 at Page 5948 of the mortgage records of Klamath County, Oregon, and rerecorded on June 5, 1987, in Volume M87 at Page 9728 of said records (hereinafter the "Mortgage") have mortgaged unto Bank the real property legally described in the mortgage in order to secure repayment of certain indebtedness described in the Mortgage.

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

McVay Farms:
Township 40 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

Section 32: SW 1/4 SW 1/4; the following described portion of the NW 1/4 SW 1/4; Beginning at the Southeast corner of the NW 1/4 of said Section 32; thence North, along the East boundary of the NW 1/4 of the SW 1/4 of said Section to a point 245.00 feet North of the High Line Canal of the Shasta View Irrigation District; thence West, parallel with the North boundary of the NW 1/4 of the SW 1/4 of said Section to the West Boundary of said Section 32; thence South, along said Section boundary to the Southwest corner of the NW 1/4 of the SW 1/4 of said Section 32; thence East, along the South boundary of the NW 1/4 of the SW 1/4 of said Section to the point of beginning.

Parcel 2:
Township 40 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

Section 32: SE 1/4 SW 1/4; SW 1/4 SE 1/4, less 12 acres off the North side of said SW 1/4 SE 1/4 being a strip of land 396 feet wide. Ronald C. and Barbara A. McVay:

Parcel 3:

The NE 1/4 NW 1/4; S 1/2 NW 1/4; N 1/2 SW 1/4, Section 9 Township 41 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

The Real Property or its address is commonly known as 21592 Drazil Rd., Malin, OR 97632.

MODIFICATION. Grantor and Lender hereby modify the Mortgage as follows:

Extend maturity date to June 30, 1998.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage 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 Mortgage 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 Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage 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 Mortgage 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.

J-15

07-27-1993
Loan No 9003RMODIFICATION OF MORTGAGE
(Continued)

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

GRANTOR:

x Ronald C. McVay
McVay Farmsx Ronald C. McVay
Ronald C. McVayx Barbara A. McVay
Barbara A. McVay

LENDER:

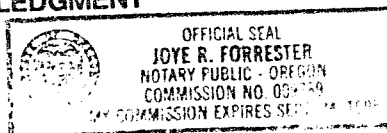
United States National Bank of Oregon

By: Joe Danielson V.P.
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGON)

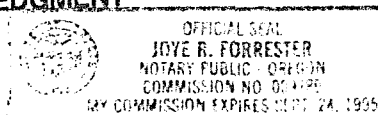
) SS

COUNTY OF Klamath)On this day before me, the undersigned Notary Public, personally appeared Ronald C. McVay AND BARBARA A. McVay to me known to be the individual(s) described in and who executed the Modification of Mortgage, 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 27th day of July, 19 93.By JOYE R. FORRESTER Residing at Klamath Falls
Notary Public in and for the State of OREGON My commission expires 9-24-95

LENDER ACKNOWLEDGMENT

STATE OF OREGON)

) SS

COUNTY OF Klamath)On this 27th day of July, 19 93, before me, the undersigned Notary Public, personally appeared JOE DANIELSON and known to me to be the VICE PRESIDENT, 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 JOYE R. FORRESTER Residing at Klamath Falls
Notary Public in and for the State of OREGON My commission expires 9-24-95

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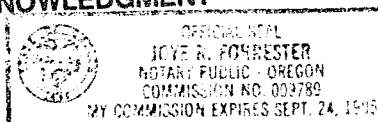
PARTNERSHIP ACKNOWLEDGMENT

STATE OF OREGON)

) SS

COUNTY OF Klamath)On this 27th day of July, 19 93, before me, the undersigned Notary Public, personally appeared Ronald C. McVay

, and known to me to be partner(s) or designated agent(s) of the partnership that executed the Modification of Mortgage 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 JOYE R. FORRESTER Residing at Klamath Falls
Notary Public in and for the State of OREGON My commission expires 9-24-95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of U.S. National Bank the 3rd day
of Aug. A.D., 19 93 at 3:15 o'clock P M., and duly recorded in Vol. 19103
of Mortgages on Page 19103Evelyn Biehn County Clerk
By Barbara A. McVay

FEE \$15.00