

72845

12-15-93P03:09 RCVD

Volume 93 Page 33357

RECORDATION REQUESTED BY:

South Valley State Bank
801 Main Street
Klamath Falls, OR 97601

WHEN RECORDED MAIL TO:

South Valley State Bank
801 Main Street
Klamath Falls, OR 97601

SEND TAX NOTICES TO:

Masami Foods, Inc.
5222 Tingley Lane
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED NOVEMBER 29, 1993, BETWEEN Masami Foods, Inc., An Oregon Corporation (referred to below as "Grantor"), whose address is 5222 Tingley Lane, Klamath Falls, OR 97603; and South Valley State Bank (referred to below as "Lender"), whose address is 801 Main Street, Klamath Falls, OR 97601.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated September 9, 1992 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded on October 6, 1992 at the Klamath County clerk's Office Volume M92 at Page 23377 reception no. 51949

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 5222 Tingley Lane, Klamath Falls, OR 97603.

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

Principal increased to \$1,450,000.00 with an extended maturity date of December 31, 1994.

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:
BY: [Signature]
Masami Foods, Inc.

GRANTOR ACKNOWLEDGMENT

Masami Foods, Inc.

By: [Signature]
Masami Ishida, President

LENDER:

South Valley State Bank

By: [Signature]
Authorized Officer

CORPORA OF

STATE OF

CORPORATE ACKNOWLEDGMENT

FORM NO 301902
11-53-1003

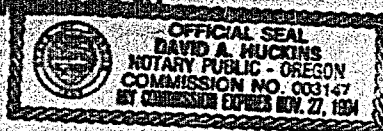
(Continued)
MODIFICATION OF DEED OF TRUST

33328

Page 3

CORPORATE ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath

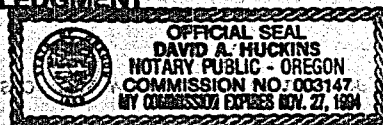


On this 30th day of November, 1993, before me, the undersigned Notary Public, personally appeared Masami Ishida, President of Masami Foods, Inc., and known to me to be an authorized agent of the corporation that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Masami Ishida Residing at Klamath Falls, OR
Notary Public in and for the State of Oregon My commission expires 11-27-94

LENDER ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath



On this 30th day of November, 1993, before me, the undersigned Notary Public, personally appeared MASAMI ISHIDA and known to me to be the 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 Masami Ishida Residing at Klamath Falls, Oregon
Notary Public in and for the State of Oregon My commission expires 11-27-94

LASER PRO, Reg. U.S. Pat. & T.M. Off., Ver. 3.16 (c) 1993 CFI Bankers Service Group, Inc. All rights reserved. (OR-G202 MASAMI.LN C2.OVL)

The legal description of the property is commonly known as 2555 Lindley Lane, Klamath Falls, OR 97603

2555 Lindley Lane

State of Oregon

BEV: PROPERTY DESCRIPTION: The deed of trust covers the following described lot, block, (the "lot") located in the

Recorded on October 6, 1993 at the Klamath County Clerk's Office Volume 1993 of 1993 30333 recorded as 3144

State of Oregon as follows:

DEED OF TRUST: Grantor and Lender have entered into a deed of trust dated September 8, 1993 (the "Deed of Trust") recorded in Klamath County

(Grantor) whose address is 801 Main Street, Klamath Falls, OR 97603

known as "Grantor" whose address is 2555 Lindley Lane, Klamath Falls, OR 97603 and South Valley State Bank (Lender) to whom as THIS MODIFICATION OF DEED OF TRUST IS DATED NOVEMBER 30, 1993 BETWEEN Masami Foods, Inc. an Oregon Corporation (Masami)

MODIFICATION OF DEED OF TRUST

Klamath Falls, OR 97603
2555 Lindley Lane
Masami Foods, Inc.

SEND TAX NOTICES TO:

Klamath Falls, OR 97603
801 Main Street
South Valley State Bank

WHEN RECORDED MAIL TO:

Klamath Falls, OR 97603
801 Main Street
South Valley State Bank

RECORDATION REQUESTED BY:

2555 LINDLEY LANE IS FOR RECORDED 2 (DEED OF TRUST)

15842

15-12-03603:00 RCAD

15842 33358

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Starting at quarter corner between Sections 16 and 17 in Township 39 South, Range 9 East of the Willamette Meridian, said point being also the SE corner of Lot 2 in said Section 17; thence West along the South line of said Lot 2, 660 feet; thence North along a line running North and South through the center of the SE 1/4 of the NE 1/4 of said Section 17, (being Lot 2 of said Section) 811.67 feet, more or less, to the intersection of said North and South line with the Easterly line of the right-of-way of the California Northeastern Railway; thence Northeasterly along the said Easterly line of the right-of-way of said railway 1187.97 feet; more or less, to the intersection of said Easterly line of said railway right-of-way with the East line of said Section 17; thence South 1797.89 feet, more or less, to the point of beginning.

PARCEL 2

Beginning at a point on the South line of Lot 2 of Section 17, Township 39 South, Range 9 East of the Willamette Meridian, 660 feet West of the quarter section corner common to Sections 16 and 17 in said Township and Range, running thence North 811.67 feet to the Southeasterly right-of-way of the California Northeastern Railroad (Southern Pacific Railroad); thence Southwesterly along the right-of-way of the said Railroad to the South line of said Lot 2; thence East 540 feet, more or less, to the place of beginning.

PARCEL 3

The 690 feet off the North side of the NE 1/4 of the SE 1/4 of Section 17, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon. EXCEPTING AND RESERVING THEREFROM a parcel of land lying in the Southwest corner of said tract described as follows: Beginning at the Southwest corner of the land herein described, running thence Easterly along the Southerly line of said tract, 219 feet; thence Northwesterly at an angle of 22 degrees, 562 feet to the Westerly line of said tract; thence Southerly 544 feet to the place of beginning, the same being a triangular tract.

Also a portion of the NE 1/4 SE 1/4 of Section 17, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the West line of the NE 1/4 SE 1/4 of Section 17, Township 39 South, Range 9 East of the Willamette Meridian, which is 430 feet North of the Southwest corner of the North 20.27 acres of the NE 1/4 SE 1/4 of Section 17, thence East 44.7 feet; thence North 22 degrees 00' West a distance of 85 feet, more or less, to the Southeasterly right-of-way line of the Southern Pacific Right-of-Way; thence South 33 degrees 29' West along said Right-of-Way line a distance of 23 feet, more or less, to the West line of the NE 1/4 SE 1/4 of Section 17; thence South 62 feet, more or less to the point of beginning. EXCEPTING THEREFROM that portion conveyed to Klamath County by Deed recorded December 19, 1929 in Volume 84, page 314, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of S. Valley State Bank the 15th day
of Dec. A.D., 19 93 at 3:09 o'clock P. M., and duly recorded in Vol. M93
of Mortgages on Page 33357

FEE \$20.00

Evelyn Biehn, County Clerk

By Pauline M. Mendenhall