

73823

01-03-94PD 1:59 RCVD

Vol 94 Page 88

## RECORDATION REQUESTED BY:

South Valley State Bank  
5215 South Sixth Street  
Klamath Falls, OR 97603

## WHEN RECORDED MAIL TO:

South Valley State Bank  
5215 South Sixth Street  
Klamath Falls, OR 97603

## SEND TAX NOTICES TO:

South Valley State Bank  
5215 South Sixth Street  
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 DECEMBER 16, 1993, BETWEEN Owen N Matthews and Debra Matthews, Husband and Wife (referred to below as "Trustor"), whose address is 29595 DeMerritt Road, Malin, OR 97632; and South Valley State Bank (referred to below as "Lender"), whose address is 5215 South Sixth Street, Klamath Falls, OR 97603.

DEED OF TRUST. Trustor and Lender have entered into a Deed of Trust dated July 7, 1993 (the "Deed of Trust") recorded in Modoc County, State of California as follows:

Recorded August 2, 1993 Official Records of Modoc County Recorder #002482

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

See attached Exhibit A

The Real Property or its address is commonly known as 285 Modoc, Tulelake, CA 96134.

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

Increase principal to \$450,000.00

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

TRUSTOR:

X [Signature]  
Owen N Matthews

X [Signature]  
Debra Matthews

LENDER: [Signature]  
South Valley State Bank

By: [Signature]  
Authorized Officer

CONFIRMATION

STAMP

CERTIFICATE OF ACKNOWLEDGEMENT

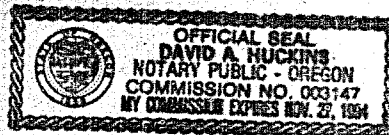
FORM NO 305-103  
15-10-1993

(continued)  
MODIFICATION OF DEED OF TRUST

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF Oregon

COUNTY OF Klamath



On December 28, 1993

before me,

David A. Huckins

personally appeared Owen H Matthews and Debra Matthews, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

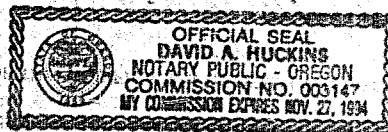
WITNESS

my hand and official seal.

Yours truly,

David A. Huckins

Signature



(Seal)

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF Oregon

COUNTY OF Klamath

On December 28, 1993, before me,

personally appeared Owen H Matthews and Debra Matthews, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

MODIFICATION OF DEED OF TRUST

(Seal)

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2000 JAN 11 2000

2000 JAN 11 2000

2000 JAN 11 2000

2000 JAN 11 2000

RECORDATION RECEIVED BY:

33853

01-03-2000 1:25 PM

## EXHIBIT A

THAT PORTION OF FARM UNIT "F", ACCORDING TO THE FARM UNIT PLAT ON FILE WITH THE UNITED STATES DEPARTMENT OF INTERIOR, BUREAU OF RECLAMATION MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL "B" AS SHOWN ON THAT CERTAIN PARCEL MAP FILE IN THE COUNTY RECORDER'S OFFICE MAY 9, 1980, IN PARCEL MAP BOOK 1 AT PAGE 43, MODOC COUNTY RECORDS, AND BEING A PORTION OF LOT 20 IN SECTION 27, TOWNSHIP 47 NORTH, RANGE 5 EAST, M.D.B. & M., MODOC COUNTY, CALIFORNIA.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of S. Valley State Bank the 3rd day  
of Jan A.D., 19 94 at 1:59 o'clock P M., and duly recorded in Vol. M94  
of Mortgages on Page 88

FEE \$20.00

Evelyn Biehn - County Clerk

By Douglas M. Mulholland