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03-04-94P01:51 RCVD

MTC 1396-6913
MODIFICATION OF MORTGAGE OR TRUST DEED

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THIS AGREEMENT, made and entered into this 28th day of February, 1994, by and between
-- -- Connie B. Worrell dba Holiday Bowl -- --hereinafter called the "Borrower(s)" and WESTERN BANK, an Oregon banking corporation, hereinafter called the "Bank":
WITNESSETH: On or about the 22nd day of July, 1987, the Borrower(s) (or the original
maker(s) if the Borrower is an assignee of record) did make, execute and deliver to the Bank that certain promissory note in the
sum of \$ 413,802.75 payable in monthly installments with interest at the rate of 10.50% per annum. For the
purpose of securing the payment of said promissory note, the Borrower(s) (or the original maker(s) if the Borrower is an
assignee of record) did make, execute and deliver to the Bank their certain Mortgage or Trust Deed, hereinafter called a
"Security Instrument" bearing date of July 22, 1987 conveying the following described real
property, situate in the County of Klamath, State of Oregon to-wit:

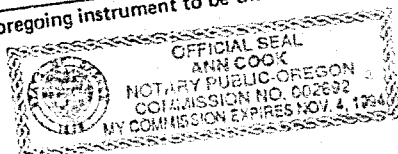
-- -- See Attached Description Sheet -- --

MOUNTAIN TITLE COMPANY, has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.which Security Instrument was duly recorded in the records of said county and state.
There is now due and owing upon the promissory note aforesaid, the principal sum of Three Hundred Thirty Nine
Thousand Seven Hundred Forty Nine and 94/100 DOLLARS (\$ 339,749.94),
together with the accrued interest thereon, and the Borrower(s) desire a modification of the terms of payment thereof, to which
the Bank is agreeable on the terms and conditions hereinafter stated and not otherwise.NOW THEREFORE, in consideration of the premises and of the promises and agreements hereinafter contained, the
parties hereto do hereby agree that the balance now due and owing on the promissory note hereinabove described shall be and
is payable in monthly installments of Five Thousand One Hundred Ninety Three and no/100 DOLLARS (\$ 5,193.00) each, including interest on the unpaid balance at the rate of 9.50%
per annum. The first installment shall be and is payable on the 16th day of March, 1994, and a
like installment shall be and is payable on the 16th day of each month thereafter until the principal and interest are fully
paid, except that the final payment of principal and interest if not sooner paid, shall be due and payable on the 16th day
of May, 1994. If any of said installments or either principal or interest are not so paid, the entire
balance then owing shall, at the option of the Bank or its successors in interest, become immediately due and payable without
notice.Except as herein modified in the manner and on the terms and conditions herein stated, the said promissory note and
Security Instrument shall be in full force and effect, with all the terms and conditions of which the Borrower(s) do agree to
comply in the same manner and to the same extent as though the provisions thereof were in all respects incorporated herein and
made a part of this agreement.IN WITNESS WHEREOF, the Borrower(s) have hereunto set their hand(s) and seal(s) and the Bank has caused these
presents to be executed on its behalf by its duly authorized representative this day and year first hereinabove written.Connie B. Worrell
Signature of BorrowerConnie B. Worrell dba Holiday Bowl
Signature of Borrower

WESTERN BANK

By Charles R. Skyles
Authorized Signature
Charles R. Skyles, Assistant Manager
Klamath Falls BranchState of OregonCounty of KlamathPersonally appeared the above named Connie B. Worrell

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Ann Cook
Notary Public for Oregon
My commission expires 11-04-94

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DESCRIPTION SHEET

PARCEL 1

Lots 9, 10, 11, 12 and 13 in Block 205, MILLS SECOND ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that portion conveyed to State of Oregon, by and through its State Highway Commission, by deeds recorded May 18, 1943 in Book 158 at page 410 and recorded September 8, 1943 in Book 158 at page 281, all in Deed Records of Klamath County, Oregon, and Lots 19 and 20 in Block 206 of MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lots 1, 2 and 3 in Block 206 of MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, 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 Mountain Title co
of March A.D. 19 94 at 1:51 o'clock P.M. and duly recorded in Vol. M94
of Mortgages on Page 6882
FEE \$15.00
Evelyn Biehn . County Clerk
By Dwaine Henderson

Return: Western Bank
P.O. Box 669
Klamath Falls, Or. 97601