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

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WHEN RECORDED MAIL TO:

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

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MODIFICATION OF DEED OF TRUST

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THIS MODIFICATION OF DEED OF TRUST IS DATED MAY 27, 1994, BETWEEN James J. Bellet and Sherry A. Bellet as Trustees of the James Bellet Revocable Trust and James J. Bellet and Sherry A. Bellet as Trustees of the Sherry Bellet Revocable Trust (referred to below as "Grantor"), whose address Is 2346 Nile St., Klamath Fails, OR 97603; 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.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated May 27, 1994 (the "Deed of Trust") recorded in Klamath County, State

Recorded May 31, 1994 #81896 Volume M94 Page 17121 to 17126

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

The North 237.3 feet of Lots 1 and 2 in Block 2 of HOMELAND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPT portion deeded to the State of Oregon in Volume 354, page 312, Deed Records of Klamath County, Oregon, for widening of South Sixth Street.

The Real Property or its address is commonly known as 5854 S. 6th St., Klamath Falls, OR 97603.

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

Modify Deed of Trust to add attached Addendum A.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and obligate Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor 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 to writing. Any maker or endorser, sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender on the 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. 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

GRANION AGREES TO ITS TERMS.	요즘 영화에 가지 않는 것이 같아요. 이렇게 가지 않는 것이 같아요.	DEED OF THU	SI, AND EACH
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described in and who executed the Modification of Deed of Tri	as Trustees of the Sherry Bellet Revo	cable Trust, to me known to be	the individuals
		a no mouncation as their free an	d voluntary act
Given under my hand and official seal this 15	day of duly	.19 GL	
By Kuidatteall Khill	Residing at (macilla Falls	
Notary Public in and for the State of	(読む) とうぼう かさは 含むなな いしょうかん ひっとう ハ		-
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ADDENDUM A TO DEED OF TRUST - OREGON

The following is hereby added to and made a part of the Deed of Trust - Oregon dated May 27, 1994 crecuted by James J. Bellet and The following is nereoy source to upper many a part of the Jecu of Trust - Uregon dated <u>May 27, 1994</u> executed by <u>James J. Reliet and</u> Sherry A. Bellet as Trustees of the James Bellet Revocable Trust and James J. Bellet and Sherry A. Bellet as Trustees of the Sherry Bellet Demonstration of Constant a former of United States National Bask of Operand as London (the Thead of Trust) Sherry A. Bellet as Inustees of the James Dellet Revocable Inist and James J. Bellet and Sherry A. Bellet as Inustee Revocable Trust, as Grantor in favor of United States National Bank of Oregon as Lender (the "Deed of Trust"). INSPECTIONS AND APPRAISALS Lender or its agents may enter upon the Property at any reasonable times to inspect or appraise

INSTRUCTIONS AND ANTERALSALS Lenger or its agents may enter upon the property at any reasonable times to inspect or appraise it, whether or not any default exists hereunder. If Grantor refuses to permit such inspection or appraisal, Lender may specifically enforce It, watcher or not any octauit exists hereuncer. It Grantor refuses to permit such inspection or appraisal, Lender may specifically enforce performance of this provision. Grantor agrees to pay the cost of all appraisals required by Lender in its sole discretion (a) to comply with (i) any applicable statute or any lation of (ii) the required to dimetic (statute or any here or the form of the discretion (a) to comply with performance or this provision. Orantor agrees to pay the cost or all appraisals required by Lender in its sole discretion (a) to comply white (i) any applicable statute or regulation or (ii) the request or directive (whether or not having the force of law) of any regulatory authority authority and the statute of the sta (i) any applicable statute or regulation or (ii) the request or directive (whether or nor naving the force of iaw) of any regulatory authority with jurisdiction over Lender, (b) to comply with Lender's policies concerning appraisals, or (c) at any time after the occurrence of an event of default. All makes much shall be much a part of the Indebtedness concerd basely and shall be purpled on demand too these with with jurisdiction over Lender, (0) to comply with Lender's policies concerning appraisais, or (c) at any time after the occurrence of an event of default. All such appraisal costs shall become a part of the Indebtedness secured hereby and shall be payable on demand, together with

PINANCIAL INFORMATION From time to time, upon request by Lender, Grantor shall provide, and shall cause any guarantor FINANCIAL INFORMATION From time to time, upon request oy Lender, Grantor shall provide, and shall cause any guarantor of the Indebtedness to provide, such financial information concerning such person or the Property as Lender may require. Such information of the indeptedness to provide, such mancial information concerning such person of the rioperty as Lender may required may include without limitation financial statements, tax returns, and operating statements regarding the Property. ACCENS LAWS Grantor agrees that Grantor and the Property shall at all times strictly comply with the requirements of the ACLINS LAWS Grantor agrees that Grantor and the Property shall at all times strictly comply with the requirements of the Americans with Disabilities Act of 1990; the Fair Housing Amendments Act of 1988; all other federal, state or local laws or ordinances and the disability of an effective ordinances of the disability of an effective ordinances.

Americans with Disabilities Act of 1990; the Fair Housing Americanents Act of 1900; all other federal, state of local laws of ordinances related to disabled access; or any statute, regulation, ordinance, order of governmental bodies and regulatory agencies, or order or decree of any state of any state of the state of the state of a state of a state of the state of a state of a state of a state of the state of a state o related to disabled access; or any statute, regulation, orginance, order of governmental bodies and regulatory agencies, of order or decree of any court adopted or enacted with respect thereto, as now existing or hereafter amended or adopted (collectively the "Access Laws"). or any court accepted or enacted with respect thereto, as now custing or hereaster amenado or accepted (concentrely the 'Access Laws'). At any time Beneficiary may require a certificate of compliance with the Access Laws and indemnification agreement in a form reasonably At any time beneficiary may require a compliance with the Access Laws and indominication agreement in a form reasonably acceptable to Beneficiary may also require a certificate of compliance with the Access Laws from an architect, engineer, or

Notwithstanding any provisions set forth herein or in any other document, Grantor shall not alter or permit any tenant or other person Notwithstanding any provisions set form neterin or in any other occument, Orantor shall not siter or permit any tenant or other person to alter the Property in any manner which would increase Grantor's responsibilities for compliance with the Access Laws without the prior

to alter the property in any manner which would increase Oranitor's responsionities for compliance with the Access Laws without the prior written approval of Beneficiary. In connection with such approval, Beneficiary may require a certificate of compliance with the Access Laws Grantor agrees to give prompt written notice to Beneficiary of the receipt by Grantor of any claims of violations of any of the Access Laws

orantor agrees to give prompt written notice to beneficiary of the receipt by Orantor of any claims of violations of any of the and of the commencement of any proceedings or investigations which relate to compliance with any of the Access Laws.

Grantor shall indemnify and hold harmless Beneficiary from and against any and all claims, demands, damages, costs, expenses, losses, Urantor snau incomnuy and note narmiess menericary from and against any and au claims, demands, damages, costs, expenses, losses, liabilities, penalties, fines, and other proceedings including without limitation reasonable attorney fees and expenses arising directly or indirectly from or out of or in any way connected with any failure of the Property to comply with any of the Access Laws. The obligations inducerty from or out of or in any way connected with any failure of the property to comply with any of the Access Laws. The congrations and liabilities of Grantor under this section shall survive any termination, satisfaction, assignment, judicial or nonjudicial foreclosure proceeding, or delivery of a deed in lieu of foreclosure.

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ci/ada/addendum.dot

STATE OF OREGON: COUNTY OF KLAMATH: Filed for record at request of SS. Aug A.D., 19 94 at 10:45 o'clock A.M., and duly recorded in Vol. 18th FEE \$20.00 _ on Page 25592 day Evelyn Blehn - County Clerk By Qauer Mullinder