

88061

09-14-94A10-19 RCVD

Vol. M93 Page 28912

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:

Kenneth S.A. Cooney and Maria Cooney
PO Box 248
Bonanza, OR 97623

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED AUGUST 30, 1994, BETWEEN Kenneth S.A. Cooney and Maria Cooney, husband and wife (referred to below as "Grantor"), whose address is PO Box 248, Bonanza, OR 97623; and South Valley State Bank (referred to below as "Lender"), whose address is 5215 South Sixth Street, Klamath Falls, OR 97603.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated May 27, 1993 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded on July 29, 1993 at the County Clerk's Office Klamath County, Volume M93 at page 18603

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

Lots 10 and 11, Block 209 MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

The Real Property or its address is commonly known as 2109, 2111, 2121 Radcliff, Klamath Falls, OR 97601.

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

Extend Maturity date to July 15, 1995

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.

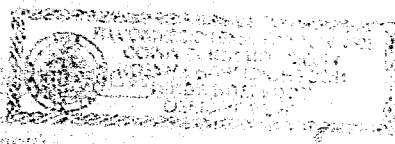
GRANTOR

X *[Signature]* Kenneth S.A. Cooney
X *[Signature]* Maria Cooney
My attorney in fact

LENDER:

South Valley State Bank

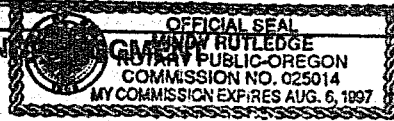
By: *[Signature]*
Authorized Officer



MODIFICATION OF DEED OF TRUST

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INDIVIDUAL ACKNOWLEDGMENT



STATE OF OREGON
COUNTY OF KLAMATH) SS

On this day before me, the undersigned Notary Public, personally appeared Kenneth S.A. Cooney and Maria Cooney, to me known to be the individuals described in and who executed the Modification of Deed of Trust, 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 2ND day of SEPTEMBER, 1994.

By Linda Rutledge Residing at KLAMATH FALLS
Notary Public in and for the State of OREGON My commission expires 8-6-97

LENDER ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 19____, before me, the undersigned Notary Public, personally appeared _____, 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, she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By _____ Residing at _____
Notary Public in and for the State of _____ My commission expires _____

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of S. Valley State Bank the 14th day of Sept A.D., 1994 at 10:19 o'clock A.M., and duly recorded in Vol. M94 of Mortgages on Page 28912.

FEE \$15.00

Evelyn Biehn
By Paulene Meulender County Clerk

RECORDATION REQUESTED BY:
WHEN RECORDED WITH TO:
RECORDATION REQUESTED BY:
8808T
08-11-1994