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12-02-94 03:47 RCVD

Vol. M94 Page 36892

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

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

S. Valley State Bank
on this 2nd day of Dec A.D., 19 94
at 3:47 o'clock PM and duly recorded
in Vol. M94 of Mortgages Page 36892
Evelyn Biehn County Clerk
By Deborah H. Finnianous
Deputy.
Fee, \$10.00

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED NOVEMBER 29, 1994, BETWEEN Vincent J Finnianous and Deborah H Finnianous, VINCENT J. FINNIANOUS AND DEBORAH H. FINNIANOUS AS TENANTS BY THE ENTIRETY (referred to below as "Grantor"), whose address is 834 Richmond St, Klamath Falls, OR 97601; 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 September 28, 1993 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recording Date, November 22, 1993, in the office of the Klamath County Clerk, Vol. M93 of Mortgages, page 30891.

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

LOT 36, 36, AND 37, BLOCK 6, INDUSTRIAL 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.

The Real Property or its address is commonly known as 834 & 836 Richmond Street, Klamath Falls, OR 97601.

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

To extend Maturity date from September 5, 1994, until final payment of principal and interest on promissory note is paid in full, and trust deed is released.

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 endorers 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 Vincent J Finnianous

X Deborah H Finnianous

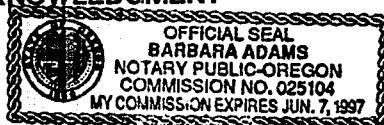
LENDER:

South Valley State Bank

By: Hal Sturgeon
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

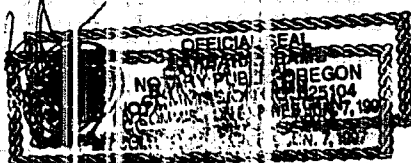
STATE OF OREGON)
) SS
COUNTY OF KLAMATH)



On this day before me, the undersigned Notary Public, personally appeared Vincent J Finnianous and Deborah H Finnianous, 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 30TH day of NOVEMBER 30, 19 94.

By: Barbara Adams Residing at KLAMATH FALLS
Notary Public in and for the State of OREGON My commission expires _____



RECEIVED BY: DEED OF TRUST

MODIFICATION OF DEED OF TRUST

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