

RECORDATION REQUESTED BY:

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

07-18-95A 1:45 RCVD

Vol. M95 Page

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Katheryne M Sindmack
6180 Oswego Drive
Riverside, CA 92506

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED MAY 31, 1995, BETWEEN Katheryne M Sindmack, Trustee of the Katheryne M Sindmack Trust dated 1/23/92 (referred to below as "Grantor"), whose address is 6180 Oswego Drive, Riverside, CA 92506; and South Valley State Bank (referred to below as "Lender"), whose address is 5215 South Sixth Street, Klamath Falls, OR 97603.

MORTGAGE. Grantor and Lender have entered into a mortgage dated April 15, 1993 (the "Mortgage") recorded in Klamath County, State of Oregon as follows:

Recorded on April 18, 1993 at the Klamath County Recorder's office volume M93 at page 5010

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

PARCEL 1: Lot 10 in Block 3 of TRACT 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM a tract of land situated in Lot 10, Block 3 of "TRACT NO. 1091-LYNNEWOOD", more particularly described as follows: Beginning at the Southeast corner of said Lot 10; thence North 06 degrees, 57'27" East, along the Easterly line of said Lot 10, 7.54 feet; thence North 85 degrees 34' 49" West 51.07 feet to a point on the Southerly line of said Lot 10; thence South 77 degrees 08'29" East 51.29 feet to the point of beginning, containing 192 square feet. PARCEL 2: A parcel of land situate in Lot 9 of Block 3, TRACT 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon more particularly described as follows: Beginning at the Northwest corner of said Lot 9; thence South 12 degrees 51'31" West, along the Westerly line of said Lot 9, 7.54 feet; thence South 85 degrees 34' 49" East 51.41 feet, more or less, to a point on the Northerly line of said Lot 9, from which the Northeast corner of said Lot 9 bears South 77 degrees 08' 29" West 51.29 feet; thence North 77 degrees 08'29" West 50.86 feet, more or less, to the point of beginning, containing 192 square feet.

The Real Property or its address is commonly known as 1177 Buck Island Drive, Klamath Falls, OR 97603. The Real Property tax identification number is 3808 025DD 00700 & 00600.

MODIFICATION. Grantor and Lender hereby modify the Mortgage as follows:

Extend Maturity date to May 15, 1996.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage 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 Mortgage 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 Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage 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 Mortgage 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 MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

x Katheryne M Sindmack
Katheryne M Sindmack

LENDER:

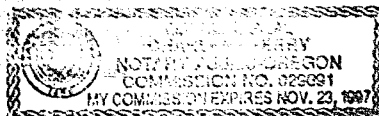
South Valley State Bank

By: [Signature]
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon

COUNTY OF Klamath



On this day before me, the undersigned Notary Public, personally appeared Katheryne M Sindmack, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 31st day of May, 19 95.

By [Signature] Residing at Bonanza

Notary Public in and for the State of Oregon My commission expires 11-23-97

FORM NO. 000022

(COMPILED)

MODIFICATION OF MORTGAGE

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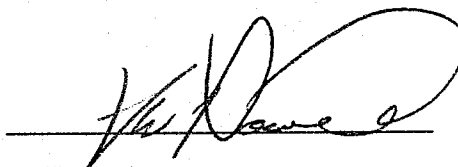


SOUTH VALLEY STATE BANK

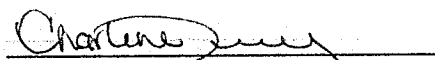
P.O. BOX 5210 - KLAMATH FALLS, OREGON 97601

State of Oregon
County of Klamath

On May 31, 1995, John William Powell personally appeared before me, whom I know personally to be the person who signed this certificate while under oath, being sworn by me, and swears that he was present and saw Gregory and Katheryne Sindmack sign their names to the above/attached document and that it is their signature.


Affiant's signature

Signed and sworn to before me by John William Powell, this 31st day of May, 1995.

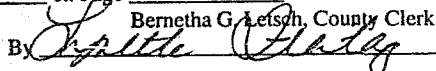

Notary Public

My commission expires 05-19-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank the 18th day
of July A.D., 19 95 at 11:45 o'clock A M., and duly recorded in Vol. M95
of Mortgages on Page 18539

FEE \$20.00

By 
Bernetha G. Letsch, County Clerk