

RECORDATION REQUESTED BY:

South Valley State Bank
801 Main Street
Klamath Falls, OR 97601

WHEN RECORDED MAIL TO:

South Valley State Bank
801 Main Street
Klamath Falls, OR 97601

SEND TAX NOTICES TO:

Perry L Welker and Pauletta Z Welker
7508 Steens Dr
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED JULY 27, 1995, BETWEEN Perry L Welker and Pauletta Z Welker, as tenants by the entirety, (referred to below as "Grantor"), whose address is 7508 Steens Dr, Klamath Falls, OR 97601; and South Valley State Bank (referred to below as "Lender"), whose address is 801 Main Street, Klamath Falls, OR 97601.

MORTGAGE. Grantor and Lender have entered into a mortgage dated May 1, 1991 (the "Mortgage") recorded in Klamath County, State of Oregon as follows:

Recorded at the County Clerk's office, Klamath County, OR. In Volume M91, Reception #29598, Page #9480

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

Lot 14 of Block 2 LAWANDA HILLS, Tract No. 1002, 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 7508 Steens Dr, Klamath Falls, OR 97603.

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

Extend Maturity date to June 30, 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 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 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 Perry L Welker
Perry L Welker

X Pauletta Z Welker
Pauletta Z Welker

LENDER:

South Valley State Bank

By:

[Signature]
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

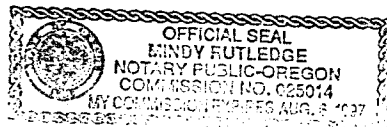
STATE OF OREGON)
COUNTY OF KLAMATH) SS

On this day before me, the undersigned Notary Public, personally appeared Perry L Welker and Pauletta Z Welker, to me known to be the individuals described in and who executed the Modification of Mortgage, 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 14th day of AUGUST, 19 95.

By PERRY WELKER AND PAULETTA Z WELKER Residing at SOUTH VALLEY STATE BANK

Notary Public In and for the State of OREGON My commission expires 3-6-97



LENDER ACKNOWLEDGMENT

STATE OF _____)
) ss
COUNTY OF _____)

On this _____ day of _____, 19____, before me, the undersigned Notary Public, personally appeared _____ and known to me to be the _____, 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, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or 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 _____ the _____ 18th day
of _____ August _____ A.D., 19 95 at 10:37 o'clock _____ A _____ M., and duly recorded in Vol. _____ M95
of _____ Mortgages _____ on Page 21984.

FEE \$15.00
]

Bernetha G. Letsch, County Clerk
By Annette Mueller