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RECORDATION REQUESTED BY:

louth Valley State Bank 01 Mein Street Klamath Falls, OR 97601

Vol. 195 Hage 34809 '55 DEC 21 P3:44

WHEN RECORDED MAIL TO:

South Valley State Bank 801 Main Stre nath Falls, OR 97601 Kier

SEND TAX NOTICES TO:

Jim McCkung 5206 Barry Ave Klamath Falls, OR 97603

SPACE ABOVE THIS LINE IS FOR RECORDER'S LISE ONLY

MODIFICATION OF DEED OF TRUST

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THIS MODIFICATION OF DEED OF TRUST IS DATED DECEMBER 20, 1995, BETWEEN Jim McClung (referred to below as "Grantor"), whose address is 5206 Barry Ave, Klamath Falls, OR 97603; and South Valley State Bank (referred to below as "Lender"), whose address is 801 Main Street, Klamath Falls, OR 97601.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated March 29, 1995 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Volume M95, Page 8480, Reception 97753, recorded in the office of the County Clerk, Klamath County, Oregon

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

Lots 2 and 7 in Block 1, Tract 1249, Re-subdivision of Lot 4, Block 1, WASHBURN PARK, TRACT 1080, 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 3320 Washburn Way, Klamath Falls, OR 97603.

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

Principal Increase from \$525,000.00 to \$592,500.00. Extend Maturity Date to March 30, 2001. Change terms of payment to 3 months of Interest only beginning January 30, 1996, and monthly payments of principal and interest thereafter of \$7,017.00 until maturity date of March 30, 2001.

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 endorsers 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 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 IT'S TERMS.

| GRANTION: man | | | | | |
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| x the the time | | | | | |
| Jim McClung | | | | | |
| LENDER: | | | | | |
| South Valley State Bank | | | | | |
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| By:Authorized Officer | ф7,0P | | | | |
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| On this day before me, the undersigned Ne executed the Modification of Deed of Trust, i | stary Public, personally ap | peared Jim McCiun | g, to me known to be | the individual described | in and who |
| the uses and purposes therein mantioned. | earth, deraphatik, rights | war die per die e | | | |
| Given under my hand and official seal this | - 30au | day of Dicam | | , 19 <u>95</u> . | |
| By Tina M Figher | | Residing at | Klamath | Falls | |
| Notary Public In and for the State of | regon | My commissio | n expires July | 27, 1999 | |
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RECORDATION REQUESTED BY:

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SEND TAX NOTICES TO:

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MODIFICATION OF DEED OF TRUE.

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Mountain Title Co 21st day the Filed for record at request of 95 at 3:44 o'clock P M., and duly recorded in Vol. M95 Dec A.D., 19_ of Mortgages of Bernetha G. Letsch, County Clerk By Qourine Mullendor FEE \$15.00

STATE OF OREGON: COUNTY OF KLAMATH : ss.

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Residing at

My commission expires

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Falls

OFFICIAL SEAL TINA 24, FISHER NOTARY PUBLIC-OREGON COMMISSION NO. 045734 MY COMMISSION EPIRES JUL, 27, 1995

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MODIFICATION OF DEED OF TRUST

(Continued)

LENDER ACKNOWLEDGMENT

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On this 20^{++-} day of 0^{+} day of 0^{+} and known to me to be the Vice - President, 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, duty 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.

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12-20-1995

Loan No 302356

STATE OF Orea

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COUNTY OF

Bv line

Notary Public in and for the State of _ Onegon

m Fraher

day of December