

10955

RECORDATION REQUESTED BY:

'95 DEC 22 P1:39

Vol. m95 Page 34885

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:

Andersch Home Furnishings, Inc.
3815 South Sixth Street
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED NOVEMBER 29, 1995, BETWEEN Andersch Home Furnishings, Inc., Vested as: Edmond W. Anderach & Barbara A. Andersch & Phillip K. Andersch, as Tenants In Common (referred to below as "Grantor"), whose address is 3815 South Sixth Street, Klamath Falls, OR 97603; 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 July 29, 1988 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Volume M88, Page 13602, Reception #90620 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 81 thru 91, inclusive together with the 10 foot vacated walkway, lying between lots 86 and 87, also together with the 40 foot wide private service road easement lying adjacent to above lots as designated on the plat, all in Balsiger Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No. : 3909 003AD 01600

Lots 92 thru 98 inclusive, together with the 40 foot wide private service road easement lying adjacent to above lots as designated on the plat, all in Balsiger Tracts, according to the County Clerk of Klamath County, Oregon.

The Real Property or its address is commonly known as 3815 South Sixth Street, Klamath Falls, OR 97603.

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

Extend maturity date to October 15, 2000.

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:

Andersch Home Furnishings, Inc.

By: Edmond W. Anderach
Edmond W. Anderach, President

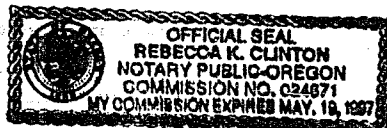
By: Barbara A. Andersch
Barbara A. Andersch, Secretary

LENDER:

South Valley State Bank

By: Hal Sturgeon
Authorized Officer

CORPORATE ACKNOWLEDGMENT

STATE OF OREGONCOUNTY OF KIAMATH

On this 4th day of DECEMBER, 1995, before me, the undersigned Notary Public, personally appeared Edmond W. Anderach, President; and Barbara A. Andersch, Secretary of Andersch Home Furnishings, Inc., and known to me to be authorized agents of the corporation that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By: Rebecca K. Clinton
Notary Public in and for the State of OREGON

Residing at _____

My commission expires 5/19/97

FINDER VOUCHER ONLY

FORM NO. 500315

11-30-9088

MODIFICATION OF DEED OF TRUST

LENDER ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____) ss.

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 _____
Notary Public in and for the State of _____

Residing at _____
My commission expires _____

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COBBENHUT YORKMATELAWN

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ South Valley State Bank _____ the 22 _____ day of _____ Dec. _____ A.D., 19 95 at 1:39 o'clock P.. M., and duly recorded in Vol. _____ M95 _____ of _____ Mortgages _____ on Page 34885.

FEE \$15.00

Bernetha G. Letsch, County Clerk
By _____

EVERY PERSON TO WHOM THESE INSTRUMENTS HAVE BEEN FILED FOR RECORD SHALL BE DEEMED TO HAVE NOTICE OF THE CONTENTS OF THE SAME AND OF THE FACTS AND CIRCUMSTANCES HEREIN SET FORTH.

NOTARIAL PUBLIC STATE OF OREGON: COUNTY OF KLAMATH: ss. I, _____, Notary Public in and for the State of Oregon, do hereby certify that the foregoing instrument was duly executed and acknowledged before me on the _____ day of _____, 19____, at _____, Oregon, in accordance with the provisions of the laws of the State of Oregon.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 19____.

MODIFICATION OF DEED OF TRUST

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