RECORDATION REQUESTED BY:

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

WHEN RECORDED MAIL TO:

South Valley State Benk 801 Main Street Klamath Falls, OR 97821

SEND TAX NOTICES TO:

Scuth Valley State Bank 801 Main Street Klamath Falls, OR 97501 Vol. 196 Page 3744

## SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 28, 1896, BETWEEN Elizabeth A State Marital Share Trust, whose address is , , OR and Elizabeth A Stade Family Trust, whose address is , , OR , vested as: Roderick L. Stade, Trustee of the Elizabeth A. Stade Family Trust, as to a 23.12% undivided interest, AND Roderick L. Stade, Trustee of the Elizabeth A. Stade Marital Share Trust, as to a 76.88% undivided interest (referred to below individually and collectively as "Grantor"); ; and South Valley State Bank (referred to below as "Lender"), whose address is 801 Main Street, Klamath Falla, OR 97601.

MORTGAGE. Grantor and Lender have entered into a mortgage dated October 26, 1989 (the "Mortgage") recorded in Klamath County, Stale of Oregon as follows:

Volume Ma9, page 21123; reception 7317, in the Clerk's office of Klamath County, Oregon

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

See attached Exhibit A se to Parcel 1

The Real Property or its address is commonly known as 2075 Oregon Avenue, Klamath Falls, OR 97601.

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

Extend maturity date to November 30, 2002.

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 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 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-eigning 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.

GRANTOS:

GRANTO

Réderick L. Sibde, Trustee

South Valley State Bank

LENDER:

IMPAIDANT VORVERSE EING EIN GEREN

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## MODIFICATION OF MORTGAGE (Continued)

INDIVIDUAL ACKNOWLEDGMENT					
STATE OF OREGON					
COUNTY OF KLAMATH	OFFICIAL SEAL LO ETTA A. CADMAN NOTARY PUBLIC-OREGON COMMISSION NO. 038347 MY COMMISSION EXPIRES DEC. 19, 1998				
On this day before me, the undersigned Notary Public, personally and who executed the Modification of Mortgage, and acknowled deed, for the uses and purposes therein mentioned.	appeared Roderick L. Stade, Trustee, to me known to be the individual described ged that he or she signed the Modification as his or her free and voluntary act ar				
Given under my hand and official scal this 3/5+	day of JANUARY , 19 96.				
By Follo A Cadman	_ Residing at KLAMATH FALLS OR 9760				
Notary Public in and for the State of DREG-5 N	My commission expires 12-19-98				
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STATE OF					
et Time William					
COUNTY OF					
On this day before me, the undersigned Notary Public, personally and who executed the Modification of Mortgage, and acknowled deed, for the uses and purposes therein mentioned.	appeared <b>Roderick L. Stade, Truste</b> e, to me known to be the individual described ged that he or she signed the Modification as his or her free and voluntary act at				
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MODIFICATION OF MORTGAGE

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WHEN RECORDED MAIL TO:

RECORDANCE REQUESTED BY: Tour Very Sign Book son Half Sucot Repurb Relet, On 19901.

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## PARCEL I

Beginning at the Southeasterly corner of Lot 1, Block 65, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence North 7 degrees 16' East, along the Easterly boundary of said Lot 1, a distance of 112.2 feet, more or less, to the South boundary of Prescott Street; thence South 89 degrees 31'30" West, along said South boundary of Prescott Street extended across said Lot 1, a distance of 62.26 feet, more or less, to the East boundary of Biehn Street as now improved and used; thence South 0 degrees 28'30" East along the East boundary of said Biehn Street, a distance of 66.85 feet, thence South 34 degrees 15' feet East, 51.2 feet, more or less to the Southerly boundary of said Lot 1; thence Easterly along said Southerly boundary of Lot 1, 18.0 feet, more or less, to the point of beginning, being all that portion of Lot 1, Block 65, Buena Vista Addition to Klamath Falls, not used as portions of Prescott and Biehn Streets.

AND ALSO a portion of the vacated section of Lakeview Street that lies between Blocks 65 and 72 in Buena Vista Addition, and particularly described as follows: Beginning at the Southeast corner of Lot 1, Block 65, Buena Vista Addition to Klamath Falls, Oregon; thence North 7 degrees 16' East, along the Easterly boundary of said Lot 1, a distance of 112.2 feet, more or less, to the South boundary of Prescott Street; thence North 89 degrees 31'30" East along said South boundary of Prescott Street, a distance of 46.53 feet; thence South 0 degrees 28'30" East, 40.0 feet; thence South 89 degrees 31'30" West, 13.0 feet; thence South 0 degrees 28'30" East, 74.95 feet, more or less, to the Northerly boundary of Oregon Avenue; thence Northwesterly along said Northerly boundary of Oregon Avenue, a distance of 50.5 feet, more or less, to the point of beginning.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for a	record at request o	ofSouth Valley	the 8th day
of	Feh	A.D., 19 <u>96</u> at <u>1:22</u> o'clock <u>P</u> M., and duly reco	
FEE	\$20.00	, , , , , , , , , , , , , , , , , , ,	etsch/County Clerk