

13648

Vol. ML Page 4680

## RECORDATION REQUESTED BY:

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

96 FEB 20 P3:46

## WHEN RECORDED MAIL TO:

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

## SEND TAX NOTICES TO:

Walter C. Badorek and Sharon Dawn Badorek  
OR

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

South Valley  
on this 20th day of Feb A.D., 19 96  
at 3:46 o'clock P M. and duly recorded  
in Vol. M96 of Mortgages Page 4680  
Bernetha G. Letach County Clerk  
By [Signature] Deputy.  
Fee, \$10.00

## MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED JANUARY 30, 1996, BETWEEN Walter C. Badorek and Sharon Dawn Badorek, as tenants by the entirety, doing business as Badorek Enterprises, (referred to below as "Grantor"), whose address is , , OR ; 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 January 4, 1994 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Vol M94, Page 2856, Reception No. 74984, Recorded in the Clerks office of Klamath County Oregon recorded January 25, 1994.

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

Lots 12 thru 27, Block 4, Sixth Street addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

The Real Property or its address is commonly known as 1804 Washburn Way, Klamath Falls, OR 97601.

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

Increase principal amount of note from \$85,000.00 to \$88,809.00.  
Extend maturity date to December 28, 1998.  
Increase monthly payment amount to \$1,973.95.

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 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:

X [Signature]  
Walter C. Badorek

X [Signature]  
Sharon Dawn Badorek

LENDER:

South Valley State Bank

By:

Authorized Officer

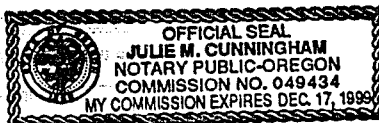
## INDIVIDUAL ACKNOWLEDGMENT

STATE OF

Oregon

) ss

COUNTY OF

Klamath

On this day before me, the undersigned Notary Public, personally appeared Walter C. Badorek and Sharon Dawn Badorek, to me known to be the individuals described in and who executed the Modification of Deed of Trust, 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 2nd day of February, 1996

By [Signature]  
Notary Public in and for the State of Oregon

Residing at 2521 S. 6th St, Klamath Falls, OR  
My commission expires Dec 17, 1999

REVISED

RENDER MODIFICATION

FORM 20 01/88  
01-20-1388

MODIFICATION OF DEED OF TRUST

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