

13899

RECORDATION REQUESTED BY:

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

'96 FEB 27 AIO:41

Vol. m96 Page 5204

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Donald J Morrison and Carol Jo Anne Morrison
1604 Tamara
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED FEBRUARY 13, 1996, BETWEEN Donald J Morrison and Carol Jo Anne Morrison, as Tenants by the Entirety (referred to below as "Grantor"), whose address is 1604 Tamara, Klamath Falls, OR 97601; 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 September 29, 1993 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded Oct. 15th, 1993 by the Klamath County Clerk, M93, Page 27026, Rec. 69782

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

See Attached Exhibit A

The Real Property or its address is commonly known as 1315 Oregon Ave, Klamath Falls, OR 97601.

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

Modifying Maturity date to May 10th, 1996.

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 endorers 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:

Donald J Morrison
Donald J Morrison

Carol Jo Anne Morrison
Carol Jo Anne Morrison

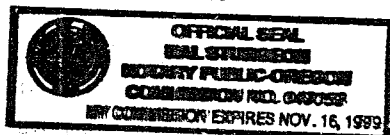
LENDER:

South Valley State Bank

By: Hal Sturgeon
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Klamath) ss



On this day before me, the undersigned Notary Public, personally appeared Donald J Morrison and Carol Jo Anne Morrison, 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 15 day of February, 19 96.

By: Hal Sturgeon Residing at Klamath Falls
Notary Public in and for the State of Oregon My commission expires Nov 16, 1999

WITNESSES:

TRUSTEE VOTING UNIT

65-13-4203

MODIFICATION OF DEED OF TRUST

2000
CK

2000

02-13-1996
Loan No 301862

MODIFICATION OF DEED OF TRUST
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF _____

) ss

COUNTY OF _____

On this _____ day of _____, 19____, before me, the undersigned Notary Public, personally appeared _____, 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 _____

My commission expires _____

Notary Public in and for the State of _____

LASER PRO, Reg. U.S. Pat. & T.M. Off., Ver. 3.20b (c) 1996 CFI ProServices, Inc. All rights reserved. [OR-G202 E3.21 F3.21 DONALD.LN C1.OVL]

MODIFICATION OF DEED OF TRUST

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

MODIFICATION OF DEED OF TRUST

RECEIVED

RECEIVED

RECEIVED

20 FEB 21 1996

13200

EXHIBIT A

All of Lots 1, 2, 3, and 4 in Block 20 of FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

All of Lot 5, LESS the following portion: Beginning at the Northwest corner of Lot 5, Block 20, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls; thence South along the West line of said Lot 5, 50 feet to the line between Lots 5 and 6 of said Block 20; thence East and parallel to Upham Street 35 feet to a point; thence in a Northwesterly direction to the point of beginning.

All of Lot 6, EXCEPT that portion thereof conveyed to the City of Klamath Falls by Deed recorded on page 205 of Volume 82 of Deeds and LESS that portion conveyed to the City of Klamath Falls by Deed recorded on page 201 of Volume 107 of Deeds, all in Block 20 of FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of S. Valley the 27th day
of Feb A.D., 19 96 at 10:41 o'clock AM., and duly recorded in Vol. M96
of Mortgages on Page 5204.

FEE \$20.00

By Bernetha G. Letsch, County Clerk
Cheryl Russell