17457

RECORDATION REQUESTED BY: Bouth Valley State Bank 901 Main Street Klamath Falls, OR 97601

WHEN RECORDED MAIL TO: South Valley State Bank 801 Mein Street Klamath Falls, OR 97601

SEND TAX NOTICES TO:

Ross Ragiand Theater 731 Main Street Klamath Falls, OR 97601

MAY P3:23 36 R

nl M96 Page

12761

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS INODIFICATION OF DEED OF TRUST IS DATED APRIL 25, 1996, BETWEEN Ross Ragiand Theater, an Oregon non-profit corporation (referred to below as "Grantor"), whose address is 731 Main Street, 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 March 3, 1994 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded on March March 16, 1994 at the Office the County Clerk, Volume M94 at page 7935

MTCBALOMBO

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 218 N 7th, Klamath Falls, OR 97601.

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

Extend Maturity date to March 31, 1998

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 Lendar 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, 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 or other conditionally, based on the representation to Lender the trust Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification but als on 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.

CiRANTOR: Fices Regland Thester 3: Authorized Officer LENDER: Bouth Valley State Bank By: Authorized Officer	X And S Apthorized Officer	Subert
	CORPORATE ACKNOWLEDGMENT	
STATE OF <u>Oregon</u> COUNTY OF <u>Klamerth</u> On this 29 day of <u>April</u>) 85 NOTA COMM MY COMME	
acknowledged the Modification to be the tree directors, for the uses and purposes therein the Modification on behalf of the corporation. By Her Sturgeon	Residing at Kla	math
Notary Public in and for the State of	LENDER ACKNOWLEDGMEN	
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04-25-1996 Louis No. 200999			12762 Page 2
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On this day of	, 19 <u></u> , 19	_, before me, the undersigned No	authorized agent for the Lander
duly authorized by the Lander the	agoing Instrument' and 'acknowledged' sa rough its board of directors or otherwise said instrument and that the seal afficed i	id instrument to be the free and volunta , for the uses and purposes therein men s the corporate seal of said Lender.	ry act and deed of the said Lender, lioned, and on oath stated that he or
By		Residing at	
Notary Public in and for the Sta	fe ()f r, 3.21 (c) 1916 CFI ProServices, Inc. All rights re	My commission expires	
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PARCEL 1:

Lots 1, 2 and 7, Block 10, ORIGINAL TOWN in the City of Klamath Falls, Oregon, and the following described strip of land off the Easterly side of Lot 3, Block 10, ORIGINAL TOWN in the City of Klamath Falls,

A strip of land 10.00 feet wide East and West and measured parallel with Pine Street and 90.00 feet long, measured from the Northeast corner of said Lot 3 and parallel with 7th Street and also an easement over a strip of land 5.00 feet wide and 90.00 feet long lying along and on the Westerly side of the said above-described 10.00 foot strip, the measurements as before being parallel with the streets mentioned.

Tax Account No: 3809.032AB 06200 (covers other property) 3809 032AB 06600

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EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A parcel of land situated in the NW1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: an The Later Bridge

Beginning at the Northeast corner of Lot 1, Block 10, ORIGINAL TOWN in the City of Klamath Falls, Oregon; thence Southwesterly along the Easterly property line of said Block 10, 76.95 feet to its intersection with the Southeasterly centerline prolongation of a common wall; thence Northwesterly along said centerline 22.27 feet to an angle point in the centerline of said common wall; thence Northerly along said centerline 4.22 feet to an angle point in the centerline of said common wall; thence Northwesterly along said centerline 6.00 feet to its intersection with the centerline of a common wall; thence Northeasterly along said centerline 74.10 feet to the Southwesterly right-of-way line of North 7th Street; thence Southeasterly along said right-of-way line 31.34 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : 55.

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of_	or record at re Mav	ABRITITIO
		A.D., 19 <u>96</u> at <u>3:23</u> o'clock PM., and duly recorded in Vol. <u>M96</u> day of <u>Mort gages</u> on Page <u>12761</u>
FEE	\$20.00	By Eretha G. Leisch. County Clerk
		Y madele