

18255

RECORDATION REQUESTED BY:

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

Vol. m96 Page 14293

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Owen N. Matthews and Debra G. Matthews
29595 DeMerritt Road
Malin, OR 97632

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED APRIL 30, 1996, BETWEEN Owen N. Matthews and Debra G. Matthews, Husband and Wife (referred to below as "Trustor"), whose address is 29595 DeMerritt Road, Malin, OR 97632; and South Valley State Bank (referred to below as "Lender"), whose address is 801 Main Street, Klamath Falls, OR 97601.

DEED OF TRUST. Trustor and Lender have entered into a Deed of Trust dated April 11, 1994 (the "Deed of Trust") recorded in Modoc County, State of California as follows:

Recorded April 19, 1994 in Book 399 on Page 0667, in the office of the County Clerk of Modoc County, State of California.

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

All that certain real property situate in the County of Modoc, State of California, described as follows: That portion of Farm Unit "F", according to the Farm Unit Plat on file with the United States Department of Interior, Bureau of Reclamation more particularly described as follows: Parcel "B" as shown on that certain Parcel Map filed in the County Recorder's Office May 9, 1980 in Parcel Map Book 1 at page 43, Modoc County Records and being a portion of Lot 20 in Section 27, Township 47 North, Range 5 East, M.D.B.&M.D.

The Real Property or its address is commonly known as Milligan Cellar, Newell, CA.

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

Extend Maturity date to May 30, 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 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 TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST, AND EACH TRUSTOR AGREES TO ITS TERMS.

TRUSTOR:

X Owen N. Matthews

X Debra G. Matthews

LENDER:

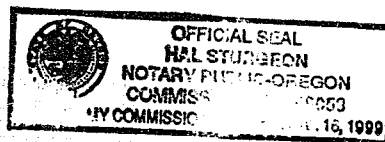
South Valley State Bank

By: Hal Sturgeon
Authorized Officer

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF Oregon

COUNTY OF Klamath



On April 30, 1996, before me, Hal Sturgeon, personally appeared Owen N. Matthews and Debra G. Matthews, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

PO BOX 200310
97630-0310

MODIFICATION OF DEED OF TRUST

04-30-1996
Loan No 302319MODIFICATION OF DEED OF TRUST
(Continued)

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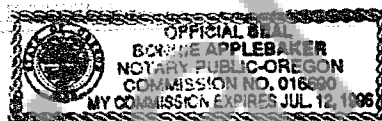
Signature Hal Sturgeon

(Seal)

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF KlamathOn April 30, 1996, before me, Bonnie Applebaker, personally appeared Hal Sturgeon, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Bonnie Applebaker

(Seal)

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley State Bank the 17th day
of May A.D., 19 96 at 10:01 o'clock AM., and duly recorded in Vol. M96
of Mortgages on Page 14293.

FEE \$15.00

By Bernetha G. Letsch, County Clerk
Cheryl Russell

MODIFICATION OF DEED OF TRUST

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