

18855

Vol. M96 Page 15533

## RECORDATION REQUESTED BY:

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

## WHEN RECORDED MAIL TO:

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

## SEND TAX NOTICES TO:

South Valley State Bank  
801 Main Street  
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 MAY 27, 1996, BETWEEN Lee W Matchett (referred to below as "Grantor"), whose address is 315 Mountain View Blvd, 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 July 21, 1994 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Volume M94, Page 23085, Reception #84954, recorded in Klamath County, OR

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 900 Main St, Klamath Falls, OR 97601.

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

Decrease the Principal amount of Line to \$60,000.00, and extend Maturity Date to April 30th, 1997

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 Lee W Matchett

## LENDER:

South Valley State Bank

By: [Signature]  
Authorized Officer

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon )  
COUNTY OF Klamath ) SS

On this day before me, the undersigned Notary Public, personally appeared Lee W Matchett, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 29<sup>th</sup> day of May, 19 96.

By: Charlene [Signature] Residing at Bonanza  
Notary Public in and for the State of Oregon My commission expires 11-23-97

RECEIVED FOR RECORDATION

MODIFICATION OF DEED OF TRUST

J2237

MAY 30, 1996

NO RECORD

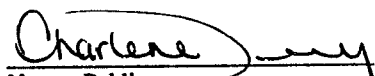
PAGE NO 15534

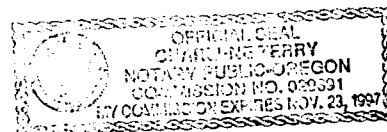
State of Oregon  
County of Klamath

On May 29, 1996, Steve Van Buren personally appeared before me, whom I know personally to be the person who signed this certificate while under oath, being sworn by me, and swears that he was present and saw Lee W Matchett sign his name to the above/attached and that it is his signature.

  
Affiant's signature

Signed and sworn before me by Steve Van Buren, this 29 day of May, 1996.

  
Notary Public  
My commission expires 11-23-97



# EXHIBIT "A" LEGAL DESCRIPTION

## PARCEL 1

All of Lot 7 in Block 49 NICHOLS ADDITION 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, EXCEPTING THEREFROM the following described parcel:

Beginning at a point in the Southeasterly line of Main Street 50 feet Southwesterly from the most Northerly corner of Lot 7 in Block 49 NICHOLS ADDITION to the City of Klamath Falls, Oregon, and running thence Southeasterly parallel with the line between Lots 6 and 7 of said Block 49, 113 feet to the Northwesterly line of the alley in said Block; thence Southwesterly along the Northwesterly line of the alley 11.17 feet; thence Northwesterly in a straight line, to a point in the Southeasterly line of Main Street, 10.8 feet Southwesterly from the most Northerly corner of Lot 6 of said Block 49; thence Northeasterly 25.8 feet to the point of beginning, being a portion of Lots 6 and 7 in said Block 49 of NICHOLS ADDITION to the City of Klamath Falls, Oregon.

## PARCEL 2

A portion of Block 49 NICHOLS ADDITION 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, described as follows:

Beginning at a point in the Southeasterly line of Main Street 50 feet Southwesterly from the most Northerly corner of Lot 7 in Block 49 NICHOLS ADDITION to the City of Klamath Falls, Oregon, and running thence Southeasterly parallel with the line between Lots 6 and 7 of said Block 49, 113 feet to the Northwesterly line of the alley in said Block; thence Southwesterly along the Northwesterly line of the alley 11.17 feet; thence Northwesterly in a straight line, to a point in the Southeasterly line of Main Street, 10.8 feet Southwesterly from the most Northerly corner of Lot 6 of said Block 49; thence Northeasterly 25.8 feet to the point of beginning, being a portion of Lots 6 and 7 in said Block 49 NICHOLS ADDITION to the City of Klamath Falls, Oregon.

## PARCEL 3

A portion of Lots 6 and 7 in Block 49 NICHOLS ADDITION 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, more particularly described as follows:

Beginning at the most Westerly corner of Lot 6 in Block 49 of NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Southerly along the Easterly line of Ninth Street 116 feet; thence Northeasterly and parallel to Main Street, a distance of 33 feet; thence Northwesterly to a point on the Southerly line of Main Street 46 feet Northeasterly from the most Westerly corner of said Lot 6; thence Southwesterly along the Southerly line of Main Street 46 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley State Bank the 30th day  
of May A.D., 19 96 at 10:00 o'clock A M., and duly recorded in Vol. M96  
of Mortgages on Page 15533.

FEE \$20.00

By Bernetha G. Letsch, County Clerk