

18954

## RECORDATION REQUESTED BY:

South Valley State Bank  
5215 South Sixth Street  
Klamath Falls, OR 97603

Vol. M96 Page 15789

## WHEN RECORDED MAIL TO:

South Valley State Bank  
5215 South Sixth Street  
Klamath Falls, OR 97603

## SEND TAX NOTICES TO:

Katheryne M Sindmack  
2626 Campus Drive  
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED MAY 15, 1996, BETWEEN Katheryne M Sindmack, Trustee of the Katheryne M Sindmack Trust dated 1/23/92 (referred to below as "Grantor"), whose address is 2626 Campus Drive, Klamath Falls, OR 97601; and South Valley State Bank (referred to below as "Lender"), whose address is 5215 South Sixth Street, Klamath Falls, OR 97603.

MORTGAGE. Grantor and Lender have entered into a mortgage dated April 15, 1993 (the "Mortgage") recorded in Klamath County, State of Oregon as follows:

Recorded on April 16, 1993 at the Klamath County Recorder's office volume M93 at page 8010

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

PARCEL 1: Lot 10 in Block 3 of TRACT 1091, LYNNWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM a tract of land situated in Lot 10, Block 3 of "TRACT NO. 1091-LYNNWOOD", more particularly described as follows: Beginning at the Southeast corner of said Lot 10; thence North 06 degrees, 57'27" East, along the Eastern line of said Lot 10, 7.54 feet; thence North 85 degrees 34' 49" West 51.07 feet to a point on the Southerly line of said Lot 10; thence South 77 degrees 03'29" East 51.29 feet to the point of beginning, containing 192 square feet. PARCEL 2: A parcel of land situate in Lot 9 of Block 3, TRACT 1091, LYNNWOOD, 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 Northwest corner of said Lot 9; thence South 12 degrees 51'31" West, along the Western line of said Lot 9, 7.54 feet; thence South 85 degrees 34' 49" East 51.41 feet, more or less, to a point on the Northern line of said Lot 9, from which the Northeast corner of said Lot 9 bears South 77 degrees 08' 28" West 51.29 feet; thence North 77 degrees 08'29" West 50.86 feet, more or less, to the point of beginning, containing 192 square feet.

The Real Property or its address is commonly known as 1177 Buck Island Drive, Klamath Falls, OR 97603. The Real Property tax identification number is 3808 025DD 00700 & 00600.

MODIFICATION. Grantor and Lender hereby modify the Mortgage as follows:

Extend Maturity date to April 1, 1997.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage 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 Mortgage 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 Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorser 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 Mortgage 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 change 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 MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

X Katheryne M Sindmack  
Katheryne M Sindmack

LENDER:

South Valley State Bank

By: [Signature]  
Authorized Officer

LENDER'S AUTHORIZED OFFICIAL

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley State Bank the 31st day of May A.D., 19 96 at 11:31 o'clock AM, and duly recorded in Vol. M96 of Mortgages on Page 15789.

FEE: \$10.00

By Bernetha G. Letsch, County Clerk  
[Signature]