

19546

Vol. 1396 Page 17042

RECORDATION REQUESTED BY:

95 JUN 10 P3:46

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

MTC 1396-773

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED MAY 31, 1996, BETWEEN Beth E Deaver (referred to below as "Grantor"), whose address is 10610 Hill Rd, Klamath Falls, OR 97603; 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 August 18, 1995 (the "Deed of Trust") recorded in Klamath County, State of Oregon:

Volume M95, page 22524, recorded in the Clerk's office of Klamath County, Oregon.

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

Beginning at the Southeast corner of the SE1/4SE1/4 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian; running thence West on the South line of said Section 31 to the West line of Lot 7 of said Section 31; thence North with meander line on the East side of Lost River to a point on said meander line 7 chains and 68 links North of said section line; thence in an Easterly direction to the Northeast corner of the SE1/4SE1/4 of said Section 31; thence South 20 chains to the place of beginning, being a portion of the S1/2SE1/4 and Lot 7, Section 31 in Township 39 South, Range 10 East of the Willamette Meridian. EXCEPTING therefrom such portions as have been heretofore deeded to the United States of America for canal rights of way. ALSO EXCEPTING that portion thereof deeded to Great Northern Railway Company for railroad rights of way by deed dated June 10, 1931, recorded June 13, 1931, in Volume 95 on page 454, Deed Records of Klamath County, Oregon. That portion of the SW1/4SW1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, lying West of the right of way of the "G" Canal. NE1/4NE1/4, Lots 7, 8, 9, in Section 6, Township 40 South, Range 10 East of the Willamette Meridian. SAVING AND EXCEPTING those portions deeded to the United States of America for canal purposes and to Great Northern Railway Company for railroad rights of way. ALSO SAVING AND EXCEPTING that portion of the NE1/4NE1/4 of Section 6, Township 40 S. R. 10 E.W.M., lying East of the "G" Canal.

The Real Property or its address is commonly known as 10610 Hill Rd, Klamath Falls, OR 97603.

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

Extend maturity date to July 01, 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 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 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:

CIVIL
X

Beth E Deaver

GRANTOR ACKNOWLEDGED

LENDER:

South Valley State Bank

By:

Hal Sturgeon

Authorized Officer

CONFIRMATION

SIGNED ON

LENDER ACKNOWLEDGED

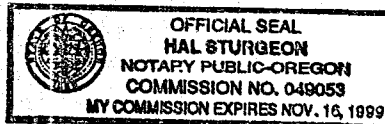
FORM NO 100-237
02-14-1992

MODIFICATION OF DEED OF TRUST

JUN 13 1996

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath) ss



On this day before me, the undersigned Notary Public, personally appeared Beth E Deaver, 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 31st day of May, 19 96.

By Hal Sturgeon

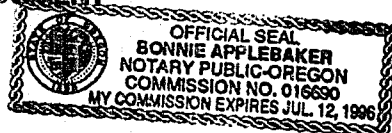
Residing at Klamath

Notary Public in and for the State of Oregon

My commission expires Nov. 16, 1999

LENDER ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath) ss



On this 31st day of May, 19 96, before me, the undersigned Notary Public, personally appeared Beth E Deaver and known to me to be the Loan Officer, 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, she is 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 Bonnie Applebaker

Residing at 3535 Homedale Rd., K. Falls

Notary Public in and for the State of Oregon

My commission expires 7-12-96

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STATE OF OREGON: COUNTY OF KLA MATH: ss.

Filed for record at request of AmeriTitle the 10th day of June A.D., 19 96 at 3:46 o'clock PM., and duly recorded in Vol. M96 of Mortgages on Page 17042

FEE \$15.00

By Bernetha G. Letsch County Clerk

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