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FIEL ORDATION REQUESTED BY:

South Valley (15 to Brink 101 Blein Streit Klamath Falls, (191, 97,661

WHEN RECOFLED MAIL TO:

South Velicy State Sant 801 Main Struct Klemsth Falls, OR 47501

SEND TAX NUTICES TO:

Robert J Boys by ace Hillside Avenue Klamath Falls, OR 97801

Vol. Majo Page 19430

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MICISIO MELO

## MODIFICATION OF DEED OF TRUST

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THIS MODIFICATION OF DEED OF TRUBFIE: DATED JUNE 21, 1996, BETWEEN Robert J Bogatay (referred to below as "Grantor"), whose address is 800 Hillside Avenue, Klamath Falls, DR 97801; and \$ xuth Valley State Bank (referred to below as "Lender"), whose address is 801 If aim Street, Klamath Falls, OR 97601.

EED OF TRUST. Grantor and Lender have en ared into a Deed of Trust dated August 13, 1993 (the "Deed of Trust") recorded in Klamath County,

Recorded on August 19, 1993 or ditt. Klamath County Clerk's Office, Volume M93 at page 20823, reception no. 66551 Etate of Oregon as follows:

IEAL PROPERTY DESCRIPTION. The Doed o Trust covers the blowing described real property (the "Real Property") recorded in Klamath County, State of Oregon:

The Real Propixty or its address is commonly for own as 203 Molin Street, Klamath Falls, OR 97601. The Real Property tax identification number is 3803-32AC-5500.

MODIFICATION). Grantor and Lender hereby it adify the Deed of Trust as follows:

Decrease interest rate to 2.25 percentage points over the Index, and extend maturity date to May 30, 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 loss not waive Lender's right to require shict performance of the Deed of Trust as changed above nor objects. Consent by Lender to this Modification is in the Modification shall constitute a satisfaction of the promissory note or other credit objects to make any future mod fications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the Noter). It is the intention of Lender to relain as liable all parties to the Deed of Trust and all parties, agreement secured by the Deed of Trust (the Noter). It is the intention of Lender to relain as liable all parties to the Deed of Trust and all parties, agreement secured by the Deed of Trust (the Noter). It is the intention of Lender to relain as liable all parties to the Deed of Trust and all parties, agreement secured by the Deed of Trust does not including accommodation makers, shall not be released by virth of this Modification is given conditionally, based on the representation to Lender line Modification, then all persons signing below acknowled; a that this Modification or otherwise will not be released by it. This waiver applies not that the non-signing person consents to the or langes and provid nos of this Modification or otherwise will not be released by it. This waiver applies not only to any Iritial extension or modification to all such side sequent actions.

EACH GRANTOR ACKNOWLEDGES HAVE IG READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST, AND EACH GRANTOR ACKNOWLEDGES HAVE IG READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST, AND EACH

GRANTOR: LENDER: South Valley State Ba Affor and Officer INDIVIDE AL ACKNOWLEDGMENT STATE OF KICKOLD DI EQUINED WHITE STATE OF THE Hamel A

COUNTY OF

OFFICIAL SEAL
CHARLENE TERRY
NOTARY PUBLIC OREGON
CONTASSION NO. 028291
MY COMESCION EXP RES NOV. 22, 2007

On this day below me, the undersign of his fairy Public, pers is ally appeared Robert J Bogstay, to me known to be the individual described in and who executed the Modification of Deed of True Land acknowled; a that his or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein ment a necessary.

a6 1 Given under my hand and official a sai! I is Residing Boncinz

My commission expires Diec on Hotary I'u bile in and for the State ( ! BLYIED: TTEXTA

LEN I SA ACICIA CAN LIDGLASAT

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Vol. Mag. Page 12130

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CLUNTY OF HICKMACK		COMMISSION NO. 029891
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On this ale day of	<u>0</u> 19	before me, the undersigned Notary Public, personally appeared agent for the Lender
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N-24-1996 L4 an 140 301(12.1 MUDIFICATION OF DEED OF TRUST (continued)

ENDER AT KNOWLEDGMENT

19431 Page 2

## Exhibit A

A portion of Lots 4, 3 and 2 in Flock 19 of Criginal Town of Elamath Falls (formerly Linkville), according to the official plat the reoff on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 4; thence N. 39 degrees 05' E. along the Southeasterly line of said Lots 4 and 3 a distance of 128.6 feet; thence at right angles N. 50 degrees 55' W., parallel with the Westerly line of said Lot 4 a distance of 77.6 feet to a corner of the Bush Furniture Building; thence N. 05'50" W., ald ng the outside face of said building a distance of 5.8 feet to a corner of said building, said corner being 5. 50 degrees 5' E. 30.1 feet from the Southeasterly line of the alley in said Block 19; thence N. 50 degrees 55' W. along the outside face of said building a distance of 30.1 feet, more or less, to the Southeasterly line of said alley; thence S. 39 degrees 05' W. along said Southeasterly line a distance of 132 9 feet to the Northeasterly line of 2nd. Street; thence S. 50 degrees 55' E. along said line a distance of 112.0 feet to be point of beginning.

Pour Service

STATE OF OREGON: COUNTY OF KLAMAIH: 58.

Filed for record at request of			AmeriTitle		1		the <u>28</u>	28th	day
OŽ	June	A.D., 19 96	at	3:53	_o'clock _	PNI., and duly	recorded in Vol	. <u>M96</u>	
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