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RECORDATION REQUESTED BY:

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

Vol. 996 Page 26251

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Mark E Scrimsher and Susan L Scrimsher
19291 Hwy 39
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 16, 1996, BETWEEN Mark E Scrimsher and Susan L Scrimsher, as Husband and Wife (referred to below as "Grantor"), whose address is 19291 Hwy 39, Klamath Falls, OR 97603; and South Valley State Bank (referred to below as "Lender"), whose address is 801 Main Street, Klamath Falls, OR 97601.

MORTGAGE. Grantor and Lender have entered into a mortgage dated March 24, 1987 (the "Mortgage") recorded in Klamath County, State of Oregon as follows:

Recorded on March 26, 1987 in Vol. M37, pages 4984-4985 at the Klamath County Recorder's Office

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

See attached Exhibit A

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

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

Extend Maturity date to July 31, 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 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 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 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 MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

X Mark E Scrimsher
Mark E Scrimsher

X Susan L Scrimsher
Susan L Scrimsher

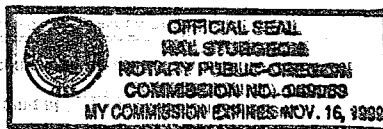
LENDER:

South Valley State Bank

By: Hal Sturgeon
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Klamath) SS



On this day before me, the undersigned Notary Public, personally appeared Mark E Scrimsher and Susan L Scrimsher, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 16th day of August, 19 96.

By Hal Sturgeon
Notary Public in and for the State of Oregon

Residing at Klamath County
My commission expires Nov

LENDER ACKNOWLEDGMENT

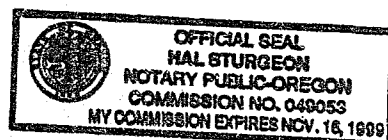
FORM NO 305293A
06-18-1996

(continued)
MODIFICATION OF MORTGAGE

252

26253

State of Oregon
County of Klamath



This instrument was acknowledged before me on August 22, 1996 by Susan L. Scrimsher.

Hal Sturgeon
My commission expires: Nov 16, 1996

This Notary Certificate is prepared on a separate page and is attached to the document entitled Modification of Mortgage containing 2 pages and is attached to that document by means of staple.

EXHIBIT "A"

MARK & SUSAN SCRIMSHER MORTGAGE DATED 3-24-87.

A parcel of land situated in the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Sec. 29, T37S, R9E, W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a Brass Cap monument marking the northwest corner of said Section 29; thence S88°43'41"E along the north line of said Section 29, 1327.16 feet to a 5/8 inch iron pin marking the northeast corner of said W $\frac{1}{2}$ NW $\frac{1}{4}$; thence S02°16'26"E along the east line of said W $\frac{1}{2}$ NW $\frac{1}{4}$, 1877.86 feet to a 5/8 inch iron pin; thence N38°43'32"W, 1084.98 feet to a 5/8 inch iron pin on the centerline of an existing dirt road; thence along the centerline of said unimproved dirt road the following courses and distances: N14°12'26"E, 112.69 feet to a 5/8 inch iron pin; N05°50'38"E, 424.72 feet to a 5/8 inch iron pin; N03°23'09"W, 233.28 feet to a 5/8 inch iron pin in the centerline of Simpson Canyon Road; thence N40°48'13"W along said Simpson Canyon Road centerline, 515.26 feet to a 5/8 inch iron pin on the west line of said Sec. 29; thence N02°54'28"W along said west section line, 729.58 feet to the point of beginning containing 50.20 acres more or less.

TOGETHER WITH: A road easement along Simpson Canyon Road 60.00 feet in width lying 30.00 feet on either side of the following described centerline: Commencing at a 5/8 inch iron pin marking the southeast corner of said W $\frac{1}{2}$ NW $\frac{1}{4}$; thence N02°16'26"W along the east line of said W $\frac{1}{2}$ NW $\frac{1}{4}$, 744.37 feet to a 5/8 inch iron pin; thence N83°48'32"W, along the south line of the above described property, 515.31 feet to the centerline of said Simpson Canyon Road and the POINT OF BEGINNING of this description; thence along the centerline of said Simpson Canyon Road the following courses and distances: S40°09'10"E, 327.01 feet; S48°12'45"E, 273.50 feet; S66°52'25"E, 357.28 feet; S85°08'49"E, 253.74 feet; N88°11'30"E, 287.51 feet; S58°58'47"E, 209.18 feet; S34°27'44"E, 397.76 feet; S27°24'31"E, 760.81 feet; S30°42'36"E, 460.53 feet; S28°07'32"E, 413.24 feet; S36°50'53"E, 404.62 feet; S68°28'33"E, 246.02 feet; thence leaving said Simpson Canyon Road centerline the following courses and distances: N12°19'57"W, 598.13 feet; N03°36'12"W, 374.59 feet to the centerline of a private road easement recorded in Deed Volume M73 at page 16734, Klamath County Deed Records.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley State Bank the 26th day
of August A.D., 19 96 at 11:16 o'clock A.M., and duly recorded in Vol. M96
of Mortgages on Page 26251.

Bernetha G Letsch, County Clerk

By [Signature]

FEE \$25.00