

24352

RECORDATION REQUESTED BY:

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

'96 SEP -5 P1:12

Vol 196 Page 27771

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Brent R Budden
P O Box 5277
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 AUGUST 30, 1996, BETWEEN Brent R Budden (referred to below as "Grantor"), whose address is P O Box 5277, 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 March 5, 1992 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Volume M92, page 5249, reception 42163, recorded on March 13, 1992 in 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:

Excepting the following described Tract: Beginning at the most Westerly corner of Lot 3, Block 1, Tanglewood-Tract 1225; thence along the boundary of said Tract 1225, on a curve to the right (radius point bears South 15 degrees 54' 48" West 175.00 feet and central angle equals 38 degrees 51' 38") 118.89 feet, on a curve to the left (radius point bears North 54 degrees 48' 22" East 20.00 feet, central angle equals 76 degrees 49' 54" 126.82 feet, on a curve to the left (radius point bears South 22 degrees 3' 32" East 225.00 feet and central angle equals 14 degrees 47' 21") 58.08 feet, South 63 degrees 09' 07" West 27.41 feet, on a curve to the left (radius point bears North 38 degrees 50' 53" West 20.00 feet and central angle equals 91 degrees 25' 19") 31.91 feet, on a curve to the left (radius point bears South 51 degrees 43' 48" West 125.00 feet and central angle equals 49 degrees 19' 25") 107.61 feet; thence North 44 degrees 33' 10" East 60.91 feet to the point of beginning with bearings based on said Tract 1225. 39 AC in Plum Valley. There is a Quitclaim Deed on this property, from Joanne E. Bjudden, recorded in the Klamath County Clerks office, Volume M96, page 16266, reception 19160.

The Real Property or its address is commonly known as 39 Acres in Plum Valley, Klamath Falls, OR 97601.

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

Increase of principal amount to \$96,669.72, and extend the maturity date to September 5, 2001.

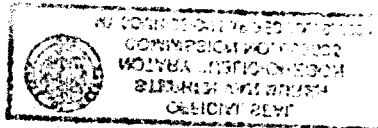
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender 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 endorers 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:

COPY TO

X Brent R Budden
21 Brent R Budden



LENDER:

LENDER ACKNOWLEDGMENT

South Valley State Bank

By: Hale Sturgeon
Authorized Officer

and have been duly authorized to execute and deliver the foregoing instrument and to perform all acts and duties required of them in connection therewith.

COPY TO

21 DATE OF



INDIVIDUAL ACKNOWLEDGMENT

FORM NO 305383
08-30-1996

(continued)

MODIFICATION OF DEED OF TRUST

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Klamath) ss

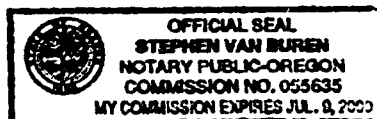


On this day before me, the undersigned Notary Public, personally appeared Brent R Edden, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses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

Given under my hand and official seal this 3rd day of September, 1999
By: Hal Sturgeon Residing at Klamath County
Notary Public in and for the State of Oregon My commission expires Nov 16, 1999

LENDER ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath



On this 3rd day of Sept, 1996, before me, the undersigned Notary Public, personally appeared HAT Surgeon 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, duly 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 Stephen Van Buren Residing at 2238 Dixon Klamath Falls
Notary Public in and for the State of Oregon My commission expires July, 9, 2000

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MODIFICATION: Original and proposed primary modify the right of this as follows:

2019 Clinical:

[illegible]

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley State Bank the 5th day
of September A.D., 19 96 at 1:12 o'clock PM., and duly recorded in Vol. M96,
of Mortgages on Page 27771.

FEE \$15.00

Bernetha G Letsch, County Clerk

By Cheryl Russell

KIOWAN FALLS ON 8/20/67
P O BOX 2577
BLOOMINGTON

SEND TAX NOTICES TO:

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 01-21-2001 BY 60322 NLS/STP

WHEN RECORDED WAIT TO:

KIMBERLY LANE' ON 31901
 201 WEST 21901
 20101 AVENUE 21901

RECORDATION REQUESTED BY:

SV325

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