

25537

## RECORDATION REQUESTED BY:

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

Vol. 796 Page 30088

96 SEP 23 P2:22

## WHEN RECORDED MAIL TO:

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

## SEND TAX NOTICES TO:

Kenneth S A Cooney and Maria Cooney  
34800 Keno Springs Rd  
Bonanza, OR 97623

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 23, 1996, BETWEEN Kenneth S A Cooney and Maria Cooney, as tenants by the entirety (referred to below as "Grantor"), whose address is 34800 Keno Springs Rd, Bonanza, OR 97623; 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 May 27, 1993 (the "Mortgage") recorded in Klamath County, State of Oregon as follows:

Recorded on July 29, 1993 at the County Clerk's Office in Klamath County, Volume M93 at page 18593

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

The SW1/4 NW1/4 of Section 24, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon

The Real Property or its address is commonly known as 34800 Keno Springs Rd, Bonanza, OR 97623.

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

Extend Maturity date to July 15, 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 Kenneth S A Cooney  
Kenneth S A Cooney

X Maria Cooney  
Maria Cooney

LENDER:  
South Valley State Bank

By: Barbara Adams  
Authorized Officer

## INDIVIDUAL ACKNOWLEDGMENT

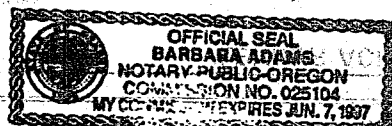
STATE OF OREGONCOUNTY OF KLAMATH

On this day before me, the undersigned Notary Public, personally appeared Kenneth S A Cooney and Maria Cooney, 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 26th day of August, 19 96.

By Barbara Adams Residing at 2817 DARROW

Notary Public in and for the State of OREGON My commission expires 6-7-97



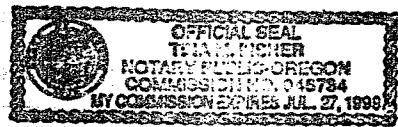
FORM NO. 100-1000  
60-50-1000

MODIFICATION OF MORTGAGE



LENDER ACKNOWLEDGMENT

STATE OF Oregon  
COUNTY OF Klamath



On this 20th day of August, 1996, before me, the undersigned Notary Public, personally appeared Tina M. Fisher and known to me to be the Loan Officer authorized agent for the 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 Tina M. Fisher Residing at Klamath Falls  
Notary Public in and for the State of Oregon My commission expires 7-27-99

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley State Bank the 23rd day of Sept. A.D., 1996 at 2:22 o'clock P. M., and duly recorded in Vol. M96 of Mortgages on Page 30088

FEE \$15.00  
Bernetha G. Letsch County Clerk  
By Kathleen Ross

BYCH CE VILION ACKNOWLEDGES HAVING BEEN AT THE SIGNATURE OF THE MODIFICATION...  
The undersigned hereby acknowledges that the foregoing instrument was executed by him or her as the undersigned, and that the seal affixed is the corporate seal of said Lender.

Execution of this instrument is hereby acknowledged.

MODIFICATION: Original and modified mortgage as follows:

The first mortgage is a loan of \$100,000.00 to be repaid by the borrower to the lender.

The second mortgage is a loan of \$100,000.00 to be repaid by the borrower to the lender.

RENT PROVISION: The mortgage shall be subject to the terms and conditions of the lease.

Recorded on July 25, 1996 at the County Clerk's Office in Klamath County, Oregon.

MORTGAGE: Original and modified mortgage as follows:

The first mortgage is a loan of \$100,000.00 to be repaid by the borrower to the lender.

The second mortgage is a loan of \$100,000.00 to be repaid by the borrower to the lender.

MODIFICATION OF MORTGAGE

RENDER OF \$1000  
\$1000 Klamath Falls Bank  
Klamath Falls Bank

SEND FAX NOTICE TO:

Klamath Falls Bank  
2512 South Main Street  
Klamath Falls, Oregon

WHEN RECORDED MAIL TO:

Klamath Falls Bank  
2512 South Main Street  
Klamath Falls, Oregon

RECORDATION REQUESTED BY:

32223

APR 23 1997

APR 23 1997

30089