

28433

Vol. 796 Page 36113

RECORDATION REQUESTED BY: '96 NOV 18 P2:1

South Valley Bank & Trust  
803 Main Street  
Klamath Falls, OR 97601

WHEN RECORDED MAIL TO:

South Valley Bank & Trust  
803 Main Street  
Klamath Falls, OR 97601

SEND TAX NOTICES TO:

Ida Spires  
P.O. Box 1148  
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 OCTOBER 31, 1996, BETWEEN Ida Spires, Vested as: Ida Lena Spires (referred to below as "Grantor"), whose address is 1111 Pacific Terrace, Klamath Falls, OR 97601; and South Valley Bank & Trust (referred to below as "Lender"), whose address is 803 Main Street, Klamath Falls, OR 97601.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated October 24, 1989 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Volume 789, Page 21302, Reception #7124, recorded in the Clerks office of Klamath County, State of Oregon on November 3, 1989.

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

## PARCEL ONE:

Lots 27, 23, Block 10, INDUSTRIAL ADDITION to the City of Klamath County, Oregon.

## PARCEL TWO:

Lots 29, 30, 31, 32, 33, 34 and all of Lot 35 except that part described as follows: Beginning at the Northeast corner of said Lot 35 and running thence South 55 degrees 31' East along the West line of East Main Street a distance of 16.46 feet to a point on said West line of East Main Street, thence North 73 degrees 05' West a distance of 31.38 feet to a point on the Southline of Main Street, thence North 89 degrees 21' East a distance of 16.46 feet to the point of beginning, enclosing an area of 77.82 square feet, all of said Lots being in Block 10, of Industrial Addition to the City of Klamath Falls, Oregon, as shown by the recorded plat of said Addition.

The Real Property or its address is commonly known as 120 East Main Street, Klamath Falls, OR 97601.

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

Extend the maturity date to August 15, 1999.

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 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 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:

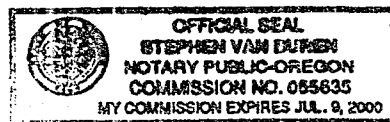
x Ida Spires  
Ida Spires

LENDER:

South Valley Bank & Trust

By:

Stephen Van Duren  
Authorized Officer



## INDIVIDUAL ACKNOWLEDGMENT

STATE OF

Oregon

COUNTY OF

Klamath

On this day before me, the undersigned Notary Public, personally appeared Ida Spires, 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

7th

day of

November, 19 96

By

Stephen Van Duren

Residing at

2238 South Klamath Falls Ave

Notary Public in and for the State of

Oregon

My commission expires

July 9, 2000

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ck

## MODIFICATION OF DEED OF TRUST

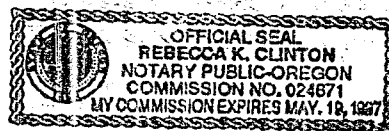
### (Continued)

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## LENDER ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF KIAMATH



On this 7<sup>th</sup> day of NOVEMBER, 1996, before me, the undersigned Notary Public, personally appeared STEPHEN VAN BUREN and known to me to be the authorized agent for the Lender 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 Rebecca L. Clinton  
Notary Public in and for the State of OREGON

### Feeding at

My commission expires 5/19/97

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STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of South Valley Bank  
of November A.D., 19 96 at 2:11 o'clock P.M. and duly recorded in Vol. M96  
of Mortgages on Page 36113

FEE \$15.00

Bernetha G. Letsch County Clerk

By Kathleen Rose

MODIFICATION D: BIRD D: JUNE

[illegible]

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APR 19 1946