

30113

RECORDATION REQUESTED BY:

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

'96 DEC 18 P 1:32

Vol. m96 Page 39239

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 DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED SEPTEMBER 9, 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.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated February 8, 1989 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded on February 27, 1989 at the County Clerk's Office in Klamath County, Volume M89 at page 3442

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

Lots 10 and 11, Block 209 MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The Real Property or its address is commonly known as 2109, 2111, 2113 and 2121 Radcliffe, Klamath Falls, OR 97601.

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

Extend Maturity date to July 15, 1997 and increase amount to \$125,000.00

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

Kenneth S A Cooney

x

Maria Cooney

LENDER:

South Valley State Bank

By:

Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF

Oregon

COUNTY 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 Deed of Trust, 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

10

day of

September, 1996

By

Dena C Hadwick

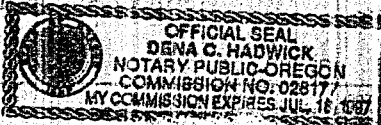
Residing at 5215 S 6th St, K Falls OR 97603

Notary Public in and for the State of

Oregon

My commission expires

7-18-97

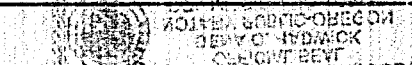


1996 (10) 302391

09-02-1996

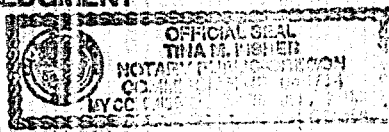
MODIFICATION OF DEED OF TRUST

39239



LENDER ACKNOWLEDGMENT

STATE OF Oregon) ss
COUNTY OF Klamath)



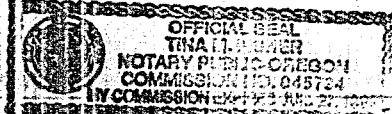
On this 18th day of August, 1996, before me, the undersigned Notary Public, personally appeared Pamela Fisher and known to me to be the Loan Officer, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or other wise, 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 said Pamela Fisher is the corporate secretary of said Lender.

By Tina M Fisher
Notary Public in and for the State of Oregon
Residing at Klamath Falls
My commission expires 7-27-99

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GENERAL

1. DIA. DONT 1004014010



BY Tina M Fisher

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank the 18th day of December A.D., 1996 at 1:32 o'clock P. M., and duly recorded in Vol. M96 of Mortgages on Page 39239

FEE \$15.00

County Clerk
by Bernetha Letsch
Ruthann Ross

THIS INSTRUMENT IS A MODIFICATION OF DEED OF TRUST, BEING RECORDED IN VOLUME M96, PAGE 39239, OF THE PUBLIC RECORDS OF THE COUNTY OF KLAMATH, STATE OF OREGON, DATED AUGUST 18, 1996.

THE DEED OF TRUST, BEING RECORDED IN VOLUME M96, PAGE 39239, OF THE PUBLIC RECORDS OF THE COUNTY OF KLAMATH, STATE OF OREGON, DATED AUGUST 18, 1996, IS HEREBY MODIFIED AS FOLLOWS:

1. THE DEED OF TRUST IS MODIFIED TO REFLECT THE FOLLOWING:

2. THE DEED OF TRUST IS MODIFIED TO REFLECT THE FOLLOWING:

3. THE DEED OF TRUST IS MODIFIED TO REFLECT THE FOLLOWING:

4. THE DEED OF TRUST IS MODIFIED TO REFLECT THE FOLLOWING:

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9. THE DEED OF TRUST IS MODIFIED TO REFLECT THE FOLLOWING:

10. THE DEED OF TRUST IS MODIFIED TO REFLECT THE FOLLOWING:

MODIFICATION OF DEED OF TRUST

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