30559

RECORDATION REQUESTED BY:

South Valley Bank & Trust 203 Main Street Klamain Falls, OR 97601

WHEN RECORDED MAIL TO:

South Valley Bank & Trust son Main Street Klemeth Falls, OR 97601

SEND TAX NOTICES TO:

Timm Burr Inc. 325 Mein Street Klamath Falls, OR 97631

Vol_M96_Page_40233 '96 DEC 30 A10:51

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED DECEMBER 19, 1996, BETWEEN Timm Burr Inc. (referred to below as "Grantor"), whose address is address is 325 Main Street, 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 April 22, 1995 (the "Deed of Trust") recorded in Klamath County, State of Oragon as follows:

Volume M96, page 11494, reception #16938, recorded on April 24, 1996 in the office of Klamatin County, Oragon.

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

See attached Exhibit A

The Real Property or its address is commonly known as 325 Main Street, Klamath Falls, OR 97503.

MODIFICATION. Grantor and Lander hereby modify the Doad of Trust of follows:

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 Lendor to this Modification does not waive Lendor's right to require strict performance of the Deed of Trust as changed above not obligate Lendor to this Modification, Nothing in this Modification shall constitute a satisfaction of the promissory note or other cradit obligate Lendor to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other cradit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lendor to retain as Sable all parties to the Deed of Trust (the "Note"). It is the intention of Lendor to retain as Sable all parties to the Deed of Trust does not necessary and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lendor in writing. Any maker or endorser, agreement secured by the Deed of Trust does not including accommodation makers, shall not be released by virtue of this Modification. It any person who signed the original Deed of Trust does not including accommodation makers, shall not be released by virtue of this Modification is given conditionally, based on the representation to Lendor sign this Modification, then all persons significantly below acknowledge that this Modification or otherwise will not be released by it. This waiver applies not that the non-eigening person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not that the non-eigening person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not that the non-eigening person consents to the changes are provisions of this Modification or otherwise will not be released by it. This waiver applies not the change are provisions of this Modification or otherwise will not be released by it.

EACH GRANTON ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST, AND EACH GRANTON AGREES TO ITS TERMS.

GRANTOR:	
Times Burring.	
Production Difference	
By: Raciny L' Shaw, Precision1	
LENDER:	
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BV: My MAN WHILE	
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24th devot Ceconos, 19 40 best	ore me, the undersigned Notary Public, personally appeared was of Trust are igent of the corporation that executed the Modification of Deed of Trust are igent of the corporation, by authority of its Sylaws or by resolution of its board of of the corporation, by authorities to execute this Modification and in its elated that he or she is authorized to execute this Modification and in its
President of Timm Burr Inc., and known to me to be an authorized and dea	rights of the corporation that executed the Modification of Description of its board of the corporation, by authority of its Sylavs or by resolution of its board of the corporation, by authority of its Sylavs or by resolution and in its stated that he or she is authorized to execute this Modification and in its stated that he or she is authorized to execute this Modification and in its
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My commission expli LATER PRO, Reg. U.S. Pat. 8 T.M. Of L. Ver. 2.220 (c) 1898 CFT ProGarvices, Inc., As rights reserved, (OR-0200 §-2.22 TM/MSPLE) C. L.C.C. CLASST AND

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CORPORLIE ACKNOWL

COUNTY OF

CFFICIAL SEAL STEPACEN VAM SLARGN NOTARY PUBLIC OREGON COMMESSION NO. CESSES MY COMMISSION EXPERSUAL & 20

LENDER ACKNOWLEDGMENT

12-19-1996 Losn No 302696

STATE OF

MODIFICATION OF DEED OF TRUST (Continued)

Page 2

40234

Exhibit A Page 1 of 4

Roblero

The West 517.5 feet of the East 1035 feet of Lot 2, Block 8, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also described as Lot 2C, Block 8, Sycan Unit.

Calcagno

The Southerly 415 feet of the Easterly 1035 feet of Lot 10, Block 7, Klamath Falls Forest Estates-Sycan Unit, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Cleft

The Southerly 415 feet of the Easterly 1035 feet of Lot 10, Block 7, Klamath Falls Forest Estates-Sycan Unit, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Alexson

The West 850 feet of Lot 9 in Block 17, Excepting the North 400 feet Klamath Falls Forest Estates Sycan Unit, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Turner/Whipple 1,2,&3

The S1/2S1/2NE1/4SE1/4, the E1/2N1/2S1/2NE1/4SE1/4 and the W1/2N1/2S1/2NE1/4SE1/2 of Section 13, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

<u>Kuykendall</u>

The S1/2E1/2 of Lot 12, Block 6, Klamath Falls Forest Estates, Sycan Unit, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also known as Lot 12C Block 6.

Burns

N1/2E1/2 of lot 2 in Block 12 Klamath Falls Forest Estates Sycan Unit, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Exhibit A Page 2 of 4

Wilson

The S1/2NW1/4SW1/4NW1/4 of Section 2, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Wellington

NE1/4NW/1/4 of Section 29, Township 35 South, Range 11 East of the Willamette Meridian Klamath County, Oregon.

Thompson

The S1/2SW1/4SE1/4NW1/4 of Section 2, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Tecumseh

The E1/2NE1/4NW1/4SW1/4 of Section 4, Township 37 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Shows

The W1/2SE1/4SW1/4 and N1/2NE1/4SE1/4SW1/4 of Section 4, Township 37 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Pfaff

Parcel 1: The S1/2SW1/4NW1/4 of Section 16, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2: The \$1/2SE1/4NE1/4 of Section 17, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying East of the center line of Mill Creek.

Pate

South ½ of Southwest 1/4 of the Northwest 1/4 of Section 4, Township 37 South, Range 12 East of the Willamette Meridian.

Exhibit A Page 3 of 4

Montgomery

NE1/4NE1/4, N1/2SE1/4NE1/4 of Section 1, Township 33 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

McCoy

The E1/2NE1/4NE1/4SW1/4 of Section 31, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Martinez

The S1/2SE1/4NE1/4 of Section 1, Township 33 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Inglis

The N1/2NE1/4SE1/4NW1/4 of Section 2, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Chandra

The NE1/4 of Government Lot 4, Section 2, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Riley

Parcel 2: Lots 20 and 21 in Block 8, Klamath Falls Forest Estates Highway 66 Unit Plat No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. (Riley)

Parcel 9: The E1/2W1/2SE1/4SW1/4 and the W1/2NW1/4SE1/4SW1/4 in Section 6, Township 41 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. (Missionary Baptist Church)

The E1/2SE1/4SW1/4 in /Section 6, Township 41 South, Range 8 East of the Willamette, Meridian, Klamath County, Oregon. (Missionary Baptist Church)

Farley

The South 340 feet of the E1/2E1/2W1/2SE1/4 and the South 340 feet of that sortion of the E1/2SE1/4 lying West of Highway 97 in Section 16, Township 34 South, Range West of the Willamette Meridian, in the County of Klamath, State of Oregon.

Exhibit A Page 4 of 4

Garrison

The E1/2NE1/4SW1/4 of Section 31, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM, The E1/2NE1/4SE1/4SW1/4 in Section 31, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

<u>Veiga</u>

Parcel 3: S1/2NE1/4SW1/4, N1/2N1/2SE1/4SW1/4 of Section 19, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Ferris

The W1/2SW1/4SE1/4 of Section 19, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Howell

Lot 9, Block 4, TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Bailey

The East 517.5 feet of the West 1035.0 feet of Lot 2, Block 8, Measured along South line of said Lot, Klamath Falls Forest Estates Sycan Unit, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Dishno 1

Potion of Lot 3 Block 11 Klamath Falls Estates Sycan Unit. Beginning Easterly Corner Lot 3, Block 11, thence Southerly along Easterly line 1000'; thence N54 02' 28" W400; thence N35 57'32" E 1000'; thence S54 02'28" E 400' to point of beginning. Lot 3B Block 11.

Dishino 2

Portion of Lot 3 Block 11 Klamath Falls Estates, Sycan Unit. Beginning at a point from which the most easterly corner bears N 35 57'32" E 1000'; thence N 54 02'28" W 400'; thence S 35 57'32" W. To a point on the southerly line of said Lot 3; thence S 46 15' 40", E to the most southerly corner; thence N 35 57'32" E 952.51' to point of beginning Lot 3 Block 11.

STATE	OF OREGON: COL	INTY OF KLAMATH: ss.	
Filed f	or record at request o	South Valley Bank the 30th	da
of	December	A.D., 19 <u>96</u> at <u>10:51</u> o'clock <u>A. M.,</u> and duly recorded in Vol. <u>M96</u>	
		of Mortgages on Page 40233	
	\$35.00	Bernetha G. Letsch, County Clerk	
EE	\$33.00	by Kothlin Kani	