Vol. <u>M96</u> Page 40242

RECORDATION REQUESTED BY:

South Velley Bank and Trust 803 Main Street 5215 South State St. Klameth Falls, OR 97603

WHEN RECORDED MAIL TO:

South Velley Bank and Trust 503 Main Street 6215 South Stath St. Klemath Falls, OR 97603

SEND TAX NOTICES TO:

South Velley Bank and Trust 203 Main Street 5216 South Stath St. Klemeth Falls, OR 97803

DEC 30 AID: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, 1986, BETWEEN TIMM Burr Inc., an Oregon Corporation (referred to below as "Grantor"), whose address is 325 Main St, Kismath Fails, OR 97601; and South Valley Bank and Trust (referred to below as "Lender"), whose address to 803 Main Street, 5215 South Stath St., Kismath Fails, OR 97603.

DEED OF TRUST. Grantor and Lander have entered into a Deed of Trust dated June 3, 1996 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Volume M96, page 30049, reception #23522, recorded on September 23 1998 in the Clerks office of Klamath County, Oregon.

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

!!se stinched Exhibit A

MODIFICATION. Granter and Lender hereby modify the Dead of Trust as follows:

Extend the meturity date to February 15, 1997

CONTINUIS VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and 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 perfies, 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 charges 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 CRANTOR AGREES TO ITS TERMS.

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COUNTY OF		.41	COADASSION NO. 055635 MY COMBRESION EXPRES JAL. 9, 2000
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On this \$797\text{\$\text{day of } Confidence 19 96}, before me, the undersigned Notary Public, personally appeared Resety L Seem, President of Timm Burr Inc., and known to me to be an authorized agent of the corporation that executed the Modification of Deed of Trust and factorised the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution and in fact. directors, for the uses and purposes therein mentioned and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

Succe Itatary Public in and for the State of

My commission expires

ACKNOWLEDGMENT

Residing at

LENDER ACKNOWLEDGMEND

(Courphed)

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MODIFICATION OF DEED OF TRUST

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Harry L Gran, Provident

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12-19-1996 Losn No 302698

STATE OF

LASER PRO/Reg. U.S. Pat. & T.M. Off., Ver. 3.22b (c) 1986 CFI ProServices, Inc. All rights reserved. [CR-G202F3.22 TIMMES LTH C2.OVL]

My commission explices Hotory Public in and for the State of

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Reelding at

On this day of <u>Vecchoer</u>, 19 96, before me, the undersigned Notary Public, personally appeared that executed the within and feregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, cuty authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on cath stated that he or she is authorized to execute this said instrument and that the said affixed is the corporate seal of said Lender.

CORPORATE ACKNOMILEDGMENT

E)EC)188 414 (81A (31d COUNTY OF

STEPHEN VAN BLUEN HOTARY PUBLIC-OREGON COLLEGES LON NO. 065835 MY COMMISSION EXPIRES AL. A 2000

(Continued)

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EXHIBIT A

GRANT PROPERTY

THE S1/2 OF THE NEI/4 OF THE NW1/4 OF THE NEI/4 OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

TOGETHER WITH AN EASEMENT 30 FEET IN WIDTH AND BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE INTERSECTION OF SAID CENTER LINE AND THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 97, SAID CENTER LINE BEING 15 FEET NORTH OF THE SOUTHERLY LINE OF THE N1/2 S1/2 NE1/4 NE1/4; THENCE FROM POINT OF BEGINNING WEST TO A POINT 15 FEET EAST OF THE WESTERLY LINE OF THE N1/2 S1/2 NE1/4 NE1/4; THENCE NORTH 660 FEET TO A POINT THAT IS 15 FEET NORTH OF THE SOUTHERLY LINE OF THE N1/2 N1/2 NE1/4 NE1/4; THENCE WEST 690 FEET; THENCE SOUTH 15 FEET TO THE NORTHERLY LINE OF THE S1/2 NW1/4 NW1/4 NE1/4, SECTION 28, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

K.C. REPO 9

LOT 9, BLOCK 7, CHILOQUIN DRIVE ADDITION TO THE CITY OF CHILOQUIN, KLAMATH COUNTY, OREGON.

Roady de Jarlap

SIARE	OF OREGON : CO	UNIT OF KLAMAIH: SS.		
Filed fo	or record at request o	of South Valley Bank	the30th	day
of	December	A.D., 19 96 at 10:51 o'clock A. M., and duly t	recorded in VolM96	
		of Mortgages on Page 4024		2.5
			tha G. Letsch, County Clerk	
FEE	\$20.00	by gathle	un Kosa	