

RECORDATION REQUESTED BY:

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

97 JAN 14 P1:26

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Valerie L. Martin
4747 Sumac Ave
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 8, 1997, BETWEEN Valerie L. Martin, Vested as: Valerie Lee Martin, fka Valerie L. Harding, (referred to below as "Grantor"), whose address is 4747 Sumac Ave, Klamath Falls, OR 97603; and South Valley Bank & Trust (referred to below as "Lender"), whose address is 803 Main Street, Klamath Falls, OR 97601.

MORTGAGE. Grantor and Lender have entered into a mortgage dated November 6, 1992 (the "Mortgage") recorded in Klamath County, State of Oregon as follows:

Recording Date November 13, 1992, at Klamath County Recorder, Vol. M92 of Mortgages on Page 26959, Reception #53888

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

Lot 2 in Block 1 of Banyon Park, Tract No. 1008, 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 4747 Sumac Ave, Klamath Falls, OR 97603.

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

Extend Maturity Date to February 28, 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:

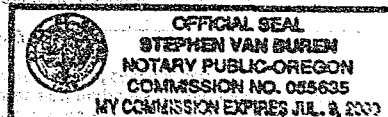
X Valerie L. Martin

LENDER:

South Valley Bank & Trust

By: Stephen Van Buren
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OregonCOUNTY OF Klamath

On this day before me, the undersigned Notary Public, personally appeared Valerie L. Martin, to me known to be the individual described in and who executed the Modification of Mortgage, 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 8th day of January, 19 97.

By Stephen Van BurenResiding at 2222 Iron Klamath FallsNotary Public in and for the State of OregonMy commission expires July 9, 2000

FEDERAL MORTGAGE DOCUMENT

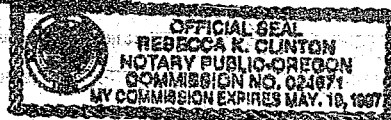
FILED IN 204322
01-08-1997

MODIFICATION OF MORTGAGE

7708 0405 5

LENDER ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF KLAMATH



On this 8th day of JANUARY, 1997, before me, the undersigned Notary Public, personally appeared STEPHEN VAN BUREN and known to me to be the LENDER, 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 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 K. Clinton
Notary Public in and for the State of OREGON

Residing at _____
My commission expires 5/19/97

LASER PRO, Reg. U.S. Pat. & T.M. Off., Ver. 3.22b (c) 1997 CFI ProServices, Inc. All rights reserved. [OR-G201 HARDING2.LN C1.OVL]

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank & Trust the 14th day
of January A.D., 1997 at 1:26 o'clock P.M., and duly recorded in Vol. M97
of Mortgages on Page 1133

FEE \$15.00

Bernetha G. Leisch, County Clerk

by Kathleen K. K...

MODIFICATION OF MORTGAGE

KIP/WHI 1/17/97 ON 01203
11:11 AM 01203
AR/WHI 1/17/97

SEND FAX NOTICE TO:

1/17/97 10:11 AM

KIP/WHI 1/17/97 ON 01203
01:11 PM 01203
01:11 PM 01203

WHEN RECORDED UNIT TO:

KIP/WHI 1/17/97 ON 01203
01:11 PM 01203
01:11 PM 01203

RECORDATION REQUESTED BY:

1/17/97 10:11 AM

37318

1/17/97 10:11 AM

37318