

32719

RECORDATION REQUESTED BY:

South Valley Bank & Trust
5215 South Sixth Street
Klamath Falls, OR 97603

97 FEB 11 P1:42

Vol. 1997 Page 4367

WHEN RECORDED MAIL TO:

South Valley Bank & Trust
5215 South Sixth Street
Klamath Falls, OR 97603

SEND TAX NOTICES TO:

Martin I Monti and James J Monti
1504 Oregon Avenue
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 DECEMBER 18, 1996, BETWEEN Martin I Monti and James J Monti, as TENANTS BY THE ENTIRETY (referred to below as "Grantor"), whose address is 1504 Oregon Avenue, Klamath Falls, OR 97601; and South Valley Bank & Trust (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 September 24, 1993 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded on October 1, 1993 in the office of the County Clerk of Klamath County, Oregon Volume M93 at Page 25447

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

The East one-half of Lot 1, Block 6, FAIRVIEW 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 1112 Fulton Street, Klamath Falls, OR 97601.

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

Extend Maturity date to January 15, 1998

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, 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 Martin I MontiX James J Monti

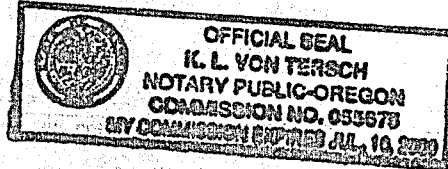
LENDER:

South Valley Bank & Trust

By: K. L. Von Tersch

Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGONCOUNTY OF KLAMATH

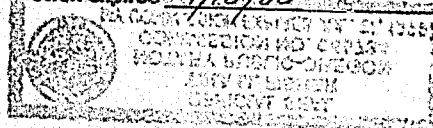
On this day before me, the undersigned Notary Public, personally appeared Martin I Monti and James J Monti, to me known to be the individuals described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 14th day of JANUARY, 19 97.

By K. L. Von Tersch Residing at 801 MAIN ST KFO 97603

Notary Public in and for the State of OREGON

My commission expires 7/16/00



GRANTOR ACKNOWLEDGMENT

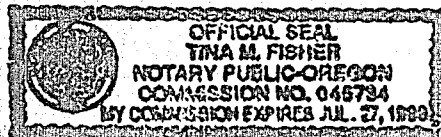
FORM NO. 503-000
15-10-1996

MODIFICATION OF DEED OF TRUST

9308

LENDER ACKNOWLEDGMENT

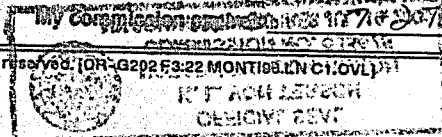
STATE OF Oregon
COUNTY OF Klamath



On this 5th day of February, 19 97, before me, the undersigned Notary Public, personally appeared Ray Lanters and known to me to be the Loan Officer, authorized agent for the 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 Tina M Fisher Residing at Klamath Falls
Notary Public in and for the State of Oregon

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STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank the 11th day
of February A.D., 19 97 at 1:42 o'clock P. M., and duly recorded in Vol. M97
of Mortgages on Page 4307.

FEE \$15.00

Bernetha G. Letsch, County Clerk

by Kathleen Ross

NOTARIAL PUBLIC STATE OF OREGON
Tina M. Fisher
My Commission Expires July 27, 1999

EXHIBIT A-1000
MODIFICATION OF DEED OF TRUST
THIS DEED OF TRUST IS A MODIFICATION OF THE DEED OF TRUST DATED FEBRUARY 11, 1997, BETWEEN SOUTH VALLEY BANK AND KATHLEEN ROSS, AND IS A PART OF THE SAME. THE DEED OF TRUST DATED FEBRUARY 11, 1997, IS HEREBY INCORPORATED BY REFERENCE INTO THIS DEED OF TRUST. THE DEED OF TRUST DATED FEBRUARY 11, 1997, IS HEREBY MODIFIED TO READ AS FOLLOWS:
Borrower on October 1, 1997, in the office of the County Clerk of Klamath County, Oregon, before me, Tina M. Fisher, Notary Public, 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.

MODIFICATION OF DEED OF TRUST

EXHIBIT A-1000

KATHLEEN ROSS
1204 OREGON AVENUE
KLAMATH FALLS, OREGON 97603

SEND FAX NOTICE TO:

KATHLEEN ROSS
1204 OREGON AVENUE
KLAMATH FALLS, OREGON 97603

WHEN RECORDED MAIL TO:

KATHLEEN ROSS
1204 OREGON AVENUE
KLAMATH FALLS, OREGON 97603

RECORDATION REQUESTED BY

AL FEB 11 1997

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