

RECORDATION REQUESTED BY:

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

Tammy S

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Richard F Bogatay, Richard L Garbutt and Robert J Bogatay

, OR

97 MAR 20 P2:22

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED MARCH 4, 1997, BETWEEN Richard F Bogatay, Richard L Garbutt and Robert J Bogatay, vested as: RICHARD F. BOGATAY, as to an undivided 1/3 interest; RICHARD L. GARBUTT, as to an undivided 1/3 interest, and ROBERT J. BOGATAY, as to an undivided 1/3 interest. (referred to below as "Grantor"), whose address is , OR ; and South Valley Bank & Trust (referred to below as "Lender"), whose address is 603 Main Street, Klamath Falls, OR 97601.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated December 23, 1988 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded in the Clerks office of Klamath County Oregon, on January 14, 1987, Volume H187, Page 591, Reception # 70353.

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

The Easterly 45 feet of Lot 1 of Block 18 of Original Town of Linkville, now the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 1 in Block 18 of the City of Klamath Falls (formerly Linkville) at the corner of Main and Seventh Streets; thence Northwesterly along the Easterly boundary of said Lot a distance of 105 feet; thence Northwesterly along the Easterly boundary of said Lot a distance of 105 feet; thence Westerly at right angles with Seventh Street a distance of 45 feet; thence Southerly parallel with Seventh Street a distance of 105 feet to the boundary line of Main Street; thence Easterly along Main Street 45 feet to the place of beginning.

The Real Property or its address is commonly known as 625 Main Street, Klamath Falls, OR 97601.

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

Decrease interest rate, and extend the maturity date.

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:

X
Richard F Bogatay

X
Richard L Garbutt

X
Robert J Bogatay

LENDER:

South Valley Bank & Trust

By:

Attest/Lead Officer

STATE OF OREGON, on the 4th day of March, 1997, at Klamath Falls, Oregon, do personally appear Richard F Bogatay, Richard L Garbutt and Robert J Bogatay, who are acknowledged to me 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

6th

STATE OF <u>Oregon</u>	NOTARY PUBLIC IN THE STATE OF OREGON CHERYLEA K. SANDBERG COMMISSION NO. 042500 MY COMMISSION EXPIRES MAY 31, 1999
OFFICIAL SEAL	

On this day before me, the undersigned Notary Public, personally appeared Richard F Bogatay, Richard L Garbutt and Robert J Bogatay, 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

6th

day of <u>March</u> , 1997	RECORDING NO. 072133 CHERYLEA K. SANDBERG
Notary Public in the State of Oregon	
My commission expires <u>3-30-99</u>	

Notary Public in and for the State of

Oregon

NOTARY PUBLIC IN STATE OF OREGON

LENDER ACKNOWLEDGMENT

STATE OF Oregon

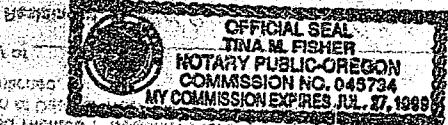
COUNTY OF Klamath

KNOWN TO ME THAT THE PERSONS SIGNING THIS INSTRUMENT ARE THE SAME PERSONS IDENTIFIED IN THE DEED OF TRUST EXECUTED ON MARCH 19, 1997, BY JOHN F DORTY AND TINA M FISHER, AS LENDER AND BORROWER, RESPECTIVELY.

KNOWN TO ME THAT THE PERSONS SIGNING THIS INSTRUMENT ARE THE SAME PERSONS IDENTIFIED IN THE DEED OF TRUST EXECUTED ON MARCH 19, 1997, BY JOHN F DORTY AND TINA M FISHER, AS LENDER AND BORROWER, RESPECTIVELY.

On this 10th day of February, 1997, before me, the undersigned Notary Public, personally appeared John F Dory, and known to me to be the Vice President, authorized agent for the Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes herein mentioned, and on oath stated that he or she is authorized to execute this instrument and that the seal affixed is the corporate seal of said Lender.

By Tina M Fisher



Notary Public
Tina M. Fisher
Notary Public - Oregon
Commission No. 045734
Commission Expires July 17, 1998

RECEIVED IN THE CLERK'S OFFICE OF THE KLAZATH COUNTY COURTHOUSE

RECEIVED IN THE CLERK'S OFFICE OF THE KLAZATH COUNTY COURTHOUSE

Notary Public for the State of Oregon

My commission expires 7-27-99

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SA

2001 U.S. CODE § 17121

RECORDED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank & Trust the 20th day
of March, A.D., 1997 at 2:22 o'clock P.M., and duly recorded in Vol. M97
of Mortgages on Page 8252
by Bernetha G. Letsch, County Clerk
Kathleen Rose
FEE \$15.00

SUPERIOR COURT OF OREGON DOES NOT MAKE REASONABLE EFFORTS TO INDEX OR CLASSIFY RECORDS OF THE CLERK'S OFFICE OF CERTIFIED RECORDS AND
COMMUNICATING ATTACHED ENCLUSES IS NOT AN INDICATION OF THE VALUE OR QUALITY OF THE RECORDS. IT IS THE DUTY OF THE CLERK'S OFFICE TO MAINTAIN RECORDS THAT ARE FAIRLY AND
ACCURATELY REFLECTING THE RECORDS OF THE CLERK'S OFFICE.

MODIFICATION OF DEED OF TRUST RECEIVED IN CLERK'S OFFICE ON JUNE 29, 1998.

THE LENDER'S SIGNATURE IS ATTACHED AS EXHIBIT 1A TO THE DEED OF TRUST.

EXHIBIT 1A IS IN THE FORM OF A SIGNATURE.

LENDER SIGNATURE IS ATTACHED AS EXHIBIT 1B TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1C TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1D TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1E TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1F TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1G TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1H TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1I TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1J TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1K TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1L TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1M TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1N TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1O TO THE DEED OF TRUST.

NEW INDIVIDUAL SIGNATURES AND DEED OF TRUST COULD BE FORWARDED OVERSEAS, INCLUDING AS A COPY OF THE DEED OF TRUST.

RECORDED IN THE CLERK'S OFFICE OF KIMBERLY COUNTY ON JUNE 17, 1998. ATTACHED HERETO ARE THE DEED OF TRUST AND COPY OF THE DEED OF TRUST.

DEED OF TRUST IS ATTACHED AS EXHIBIT 1A TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1B TO THE DEED OF TRUST.

RECORDED IN THE CLERK'S OFFICE OF KIMBERLY COUNTY ON JUNE 17, 1998. ATTACHED HERETO ARE THE DEED OF TRUST AND COPY OF THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1A TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1B TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1C TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1D TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1E TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1F TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1G TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1H TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1I TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1J TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1K TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1L TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1M TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1N TO THE DEED OF TRUST. LEADER SIGNATURE IS ATTACHED AS EXHIBIT 1O TO THE DEED OF TRUST.

MODIFICATION OF DEED OF TRUST

RECORDED IN THE CLERK'S OFFICE OF KIMBERLY COUNTY ON JUNE 17, 1998.

CD

MICHAEL R. DORTY, VICE PRESIDENT, SOUTHERN BANK TRUSTEE

SEND AXX NOTICES TO:

LEADER SIGNATURE IS ATTACHED
TO THE DEED OF TRUST.
ATTACHED AS EXHIBIT 1A TO THE DEED OF TRUST.

WHEN RECORDED MAIL TO:

LEADER SIGNATURE IS ATTACHED
TO THE DEED OF TRUST.
ATTACHED AS EXHIBIT 1A TO THE DEED OF TRUST.

RECORDED AND INDEXED AS:

34508

RECORDED IN THE CLERK'S OFFICE OF KIMBERLY COUNTY ON JUNE 17, 1998.

AOI 1000 1000 1000 8525