

RECORDATION REQUESTED BY:

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

'97 MAR 20 P2:22

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Richard F Bogatz, Richard L Garbutt and Robert J Bogatz

, OR

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 Bogatz, Richard L Garbutt and Robert J Bogatz, vested as: RICHARD F. BOGATZ, as to an undivided 1/3 interest, RICHARD L. GARBUTT, as to an undivided 1/3 interest, and ROBERT J. BOGATZ, 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 803 Main Street, Klamath Falls, OR 97601.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated December 23, 1986 (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 1487, 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 Northerly along the Easterly boundary of said Lot a distance of 105 feet; thence Northerly 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 635 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 endorsement 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:

Richard F Bogatz

Richard L Garbutt

Robert J Bogatz

LENDER:

South Valley Bank & Trust

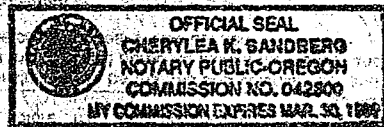
By:

Cheryllea K. Sandberg, VP

Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath



On this day before me, the undersigned Notary Public, personally appeared Richard F Bogatz, Richard L Garbutt and Robert J Bogatz, 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 March, 1997
By Cheryllea K. Sandberg Residing at South Valley Bank & Trust
Notary Public in and for the State of Oregon My commission expires 3-30-99

LENDER ACKNOWLEDGMENT

STATE OF Oregon

COUNTY OF Klamath

On this 10th day of March, 19 97

John E. Doty, Vice President

and known to me to be the Vice President, authorized agent for the Lender,

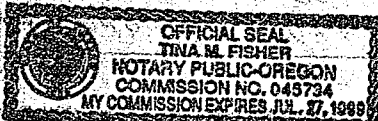
that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender,

she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By Tina M. Fisher

Notary Public in and for the State of Oregon

My commission expires 7-27-99



Before me, the undersigned Notary Public, personally appeared

John E. Doty, Vice President, 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,

she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By Tina M. Fisher

Notary Public in and for the State of Oregon

My commission expires 7-27-99

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STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank & Trust the 20th day of March A.D. 19 97 at 2:22 o'clock P. M., and duly recorded in Vol. M97 of Mortgages on Page 8252

FEE \$15.00

Bernetha G. Letsch, County Clerk

by Kudman Ross

NOTICE: This document is a modification of a deed of trust recorded in the public records of the State of Oregon. It is not a deed of trust and does not create a new deed of trust. It is a modification of the deed of trust recorded in the public records of the State of Oregon.

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