

WHEN RECORDED MAIL TO:  
OSU Federal Credit Union  
P.O. Box 306  
Corvallis, OR 97339

35288

MODIFICATION AGREEMENT  
(TRUST DEED)

Vol. M97 Page 9572

On or about July 24, 1989, Douglas Page Yates and Kathleen Elizabeth Yates, as tenants by the entirety, as Grantor, executed and delivered to OSU Federal Credit Union, as Beneficiary, a Deed of Trust encumbering real property located in Klamath County and legally described as follows:

Lots 4, 5 and 6 in Block 21 of Mountain View Addition to 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.

This Deed of Trust was recorded on August 3, 1989 at Volume M89 Page 14330 in the records of Klamath County.

MODIFICATION. Trustor and lender hereby modify the Deed of Trust and the obligation by the Deed of Trust ("Loan Agreement") as follows:

(X) **Principal Balance Increase.** The principal amount is increased to \$50,000.00.

**CONTINUING VALIDITY.**

Except as previously modified above, the terms of the original Deed of Trust and Loan Agreement 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 and the Loan Agreement as changed above nor obligate Lender to make any future modifications. Nothing in the Modification shall constitute a satisfaction of the Loan Agreement. 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 the 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.

DATED this 27th of March, 1997.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS AMENDMENT TO DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS.

**GRANTORS:**

Douglas P. Yates  
Douglas Page Yates

Kathleen E. Yates  
Kathleen Elizabeth Yates

OSU Federal Credit Union

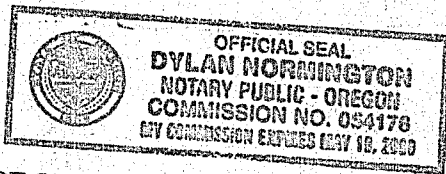
By Lisa A. Turner  
Lisa A. Turner  
Title Real Estate Loan Supervisor

**ASSUMING PARTIES:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF OREGON,  
County of Benton

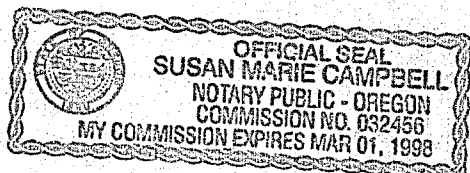
On this 21st day of March, 1997, before me, a Notary Public in and for said state, Personally appeared Lisa A. Turner who, being duly sworn, did say that She is the Real Estate Loan Supervisor of OSU Federal Credit Union, and that said instrument was signed and sealed in behalf of said Credit Union by authority of its Board of Directors; and that said instrument is her voluntary act and deed.



[Signature]  
Notary Public for Oregon  
My Commission Expires: 5/19/2000

STATE OF OREGON  
County of Klamath

On this 27th day of March, 1997, before me, a Notary Public in and for said state, personally appeared Douglas Page Yates and Kathleen Elizabeth Yates, known to me to be the person who executed the Modification Agreement and acknowledged to me that they executed the same for the purposes therein stated.



Susan Marie Campbell  
Notary Public for Oregon  
My Commission Expires: 3-1-98

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STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 2nd day  
of April A.D., 19 97 at 10:55 o'clock A. M., and duly recorded in Vol. M97  
of Mortgages on Page 9572

FEE \$15.00

Bernetha G. Leisch, County Clerk

by Kathleen R. R.

Notwithstanding any provision to the contrary in any deed, mortgage, or other instrument, the undersigned hereby certifies that the foregoing is a true and correct copy of the original instrument as the same appears in the records of the County of Klamath, State of Oregon, and that the same has been duly recorded in the office of the County Clerk of said County, and that the same is a true and correct copy of the original instrument as the same appears in the records of the County of Klamath, State of Oregon, and that the same has been duly recorded in the office of the County Clerk of said County.

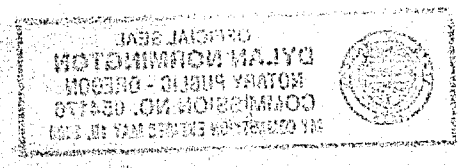
IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Medford, Oregon, this 1st day of April, 1997.

ASSISTING CLERK

CLERK

Notary Public for Oregon, I have hereunto set my hand and the seal of said County, at Medford, Oregon, this 1st day of April, 1997.

Notary Public for Oregon, I have hereunto set my hand and the seal of said County, at Medford, Oregon, this 1st day of April, 1997.



Notary Public for Oregon, I have hereunto set my hand and the seal of said County, at Medford, Oregon, this 1st day of April, 1997.

