

36316

RECORDATION REQUESTED BY:

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

Vol. 11825 Page 11825

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Willow Valley Land and Cattle Company
, 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 24, 1997, BETWEEN Willow Valley Land and Cattle Company (referred to below as "Grantor"), whose address is , , OR ; 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 March 6, 1992 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded in Volume M-92, page 7010, reception # 43227, on April 3, 1992 in the office of the Clerk of Klamath County Oregon.

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

See Attached "Exhibit A"

The Real Property or its address is commonly known as Township 40 South, Range 14 East of WM, Klamath Falls, OR 97603.

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

Extend the Maturity Date to March 15, 2004.

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:

Willow Valley Land and Cattle Company

By: [Signature]
Ruel C. Reuland, General Partner

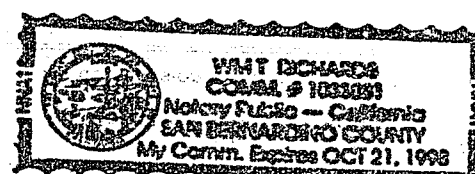
LENDER:

South Valley Bank & Trust

By: [Signature]
Authorized Officer

PARTNERSHIP ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES



On this 8 day of APRIL, 1997, before me, the undersigned Notary Public, personally appeared Reuland Electric Company, and known to me to be a partner or designated agent of the partnership that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the partnership.

By: [Signature]
Notary Public in and for the State of CALIFORNIA

Residing at ONTARIO CA
My commission expires 10/21/98

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EXHIBIT "A" LEGAL DESCRIPTION

11827

Principal	Loan Date	Maturity	Loan No.	Case	Category	Account	Officer	Initials
\$904,002.00		03-15-2004	204831	04	01	100178000	SAV	

References in the shaded area are for Lender's use only and do not limit the applicability of this document to any particular loan or item.

Borrower: Reuland Electric Company (SSN:)
dba: Willow Valley Land & Cattle Co. (TIN: 95-1492080)
17949 East Railroad St.
Industry, CA 91749

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

This EXHIBIT "A" LEGAL DESCRIPTION is attached to and by this reference is made a part of each Deed of Trust or Mortgage, dated March 24, 1997, and executed in connection with a loan or other financial accommodations between South Valley Bank & Trust and Reuland Electric Company.

PARCEL 1

In Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 17: W1/2SW1/4
Section 18: That portion of the E1/2SE1/4 lying East of the County Road
Section 19: That portion of the E1/2E1/2 lying East of the County Road
Section 20: NW1/4 and the S1/2 EXCEPT that portion lying Westwardly and Southwestwardly of the County Road
Section 28: W1/2 and the SW1/4SE1/4 EXCEPT that portion described in Deed Volume 275, page 473
Section 29: N1/2 and the NE1/4SW1/4 and the SE1/4 EXCEPT that portion described in Deed Volume 275, page 473
Section 32: NE1/4, EXCEPT that portion described in Deed Volume 275, page 473, and EXCEPT that portion described as the S1/2NE1/4 of Section 32, Township 40 South, Range 14 East of the Willamette Meridian, saving and excepting that portion described in Deed Volume 275 on page 473, records of Klamath County, Oregon, and FURTHER EXCEPTING any portion lying Westwardly of the Eastern boundary of East Langell Valley Rd.
Section 33: W1/2 and the W1/2E1/2 EXCEPT that portion described in Deed Volume 275, page 473

In Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 3: All, EXCEPT Government Lot 1
Section 4: All, EXCEPT that portion lying South of the County Road
Section 5: Government Lot 1, and the SE1/4NE1/4
Section 9: N1/2NE1/4 EXCEPT that portion lying South of the County Road
Section 10: N1/2NW1/4 EXCEPT that portion lying South of the County Road

PARCEL 2

In Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 33: E1/2SE1/4
Section 34: SW1/4SW1/4

In Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 3: Government Lot 1

THIS EXHIBIT "A" LEGAL DESCRIPTION IS EXECUTED ON MARCH 24, 1997.

Willow Valley Land & Cattle Co.
X *[Signature]*

X _____

LENDER:

South Valley Bank & Trust

By: *[Signature]*
Authorized Officer

[Signature]

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STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank the 18th day of April A.D., 19 97 at 1:17 o'clock P. M., and duly recorded in Vol. M97 of Mortgages on Page 11825.

FEE \$20.00

Bernetha G. Letsch, County Clerk
by *[Signature]*