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RECORDATION REQUESTED BY:

97 MAY -5 P2:42

Vol. 1197 Page 13660

South Valley Bank & Trust
P O Box 5210
Klamath Falls, OR 97601

WHEN RECORDED MAIL TO:

South Valley Bank & Trust
P O Box 5210
Klamath Falls, OR 97601

SEND TAX NOTICES TO:

South Valley Bank & Trust
P O Box 5210
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 APRIL 25, 1997, BETWEEN Vincent J Finnianous and Deborah A Finnianous, VINCENT J. FINNIANOUS AND DEBORAH A. FINNIANOUS AS TENANTS BY THE ENTIRETY (referred to below as "Grantor"), whose address is 834 Richmond St, Klamath Falls, OR 97601; and South Valley Bank & Trust (referred to below as "Lender"), whose address is P O Box 5210, Klamath Falls, OR 97601.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated September 26, 1993 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recording Date, November 22, 1993, in the office of the Klamath County Clerk, Vol. M93 of Mortgages, page 30691.

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

LOT 35, 36, AND 37, BLOCK 6, INDUSTRIAL 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 834 & 836 Richmond Street, Klamath Falls, OR 97601.

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

To modify the payment terms from a revolving line of credit to a term of 6 equal monthly payments of \$500.00 with the balance due at maturity of December 15 1997.

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 endorser 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:

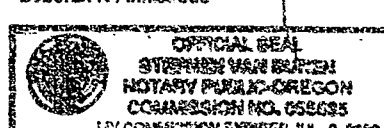
Vincent J Finnianous

Deborah A Finnianous

LENDER:

South Valley Bank & Trust

By: [Signature]
Authorized Officer



INDIVIDUAL ACKNOWLEDGMENT

STATE OF OregonCOUNTY OF Klamath

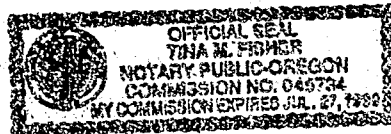
On this day before me, the undersigned Notary Public, personally appeared Vincent J Finnianous and Deborah A Finnianous, to me known to be the individuals described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as their free and voluntary act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

Given under my hand and official seal this 27th day of April, 1997.
By [Signature] Residing at Klamath Falls, Or.
Notary Public in and for the State of Oregon My commission expires July 9, 2000

MODIFICATION OF DEED OF TRUST

LENDER ACKNOWLEDGMENT

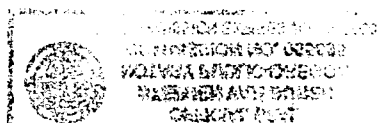
STATE OF Oregon
COUNTY OF Klamath



On this 30th day of April, 1997, before me, the undersigned Notary Public, personally appeared Steve Van Buren and known to me to be the Loan Officer, 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, 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 My commission expires 7-27-99

LASER PRO, Reg. U.S. Pat. & T.M. Off., Ver. 3.23 (c) 1997 CFI Software, Inc.; All rights reserved. (OR-0302) FINNIAN, L.R. (C.O.V.)



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank the 5th day
of May A.D. 1997 at 2:42 o'clock P. M., and duly recorded in Vol. M97
of Mortgages on Page 13560

Bernetha G. Letsch, County Clerk

FEE \$15.00

by Kathleen Reed

MODIFICATION OF DEED OF TRUST

NOTARY PUBLIC
TINA M. FISHER
COMMISSION NO. 045734
EXPIRES JULY 27, 1999

RECEIVED

NOTARY PUBLIC
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COMMISSION NO. 045734
EXPIRES JULY 27, 1999

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APR 29 1997

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