

37136

RECORDATION REQUESTED BY:

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

97 MAY -5 P2:42

Vol. 227 Page 13668

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Owen N Matthews and Debra G Matthews
29595 DeMerritt Rd
Malin, OR 97632

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED APRIL 14, 1997, BETWEEN Owen N Matthews and Debra G Matthews, as tenants by the entirety (referred to below as "Grantor"), whose address is 29595 DeMerritt Rd, Malin, OR 97632; 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 June 4, 1996 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded on June 14, 1996 in the Clerk's Office of Klamath County, Volume MRC, page 17879, reception #19927

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 29595 DeMerritt Rd, Malin, OR 97632.

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

Extend the maturity date to March 31, 1998, and increase principal amount of line to \$965,000.00.

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 endorers 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:

Owen N Matthews

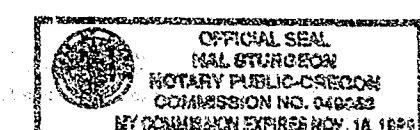
Debra G Matthews

LENDER:

South Valley Bank & Trust

By: Hal Sturgeon
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OregonCOUNTY OF Klamath

On this day before me, the undersigned Notary Public, personally appeared Owen N Matthews and Debra G Matthews, 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.

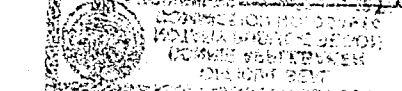
Given under my hand and official seal this 25th day of April, 19 97.

By Hal Sturgeon

Residing at Klamath

Notary Public in and for the State of Oregon

My commission expires Nov 18, 1999



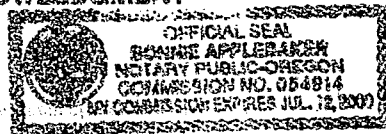
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LENDER ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath



On this 29th day of April, 1997, before me, the undersigned Notary Public, personally appeared Shirley Sturgeon 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 Loone Applebaker Residing at 2535 Homedale Rd. KJ, OR
Notary Public in and for the State of Oregon My commission expires 7-12-2000 9765

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WILLIAMSON YORKNOTARYPROF

NOTIFICATION ON DEED OF TRUST

NOTARY PUBLIC
STATE OF OREGON

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EXHIBIT A

A TRACT OF LAND SITUATED IN THE SE 1/4 SE 1/4 OF SECTION 8, TOWNSHIP 41 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT MARKED BY A P.K. NAIL ON THE SOUTH LINE OF SAID SECTION 8, SAID POINT BEING SOUTH 89 DEGREES 50' 00" WEST 640.52 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE CONTINUING SOUTH 89 DEGREES 50' 00" WEST ALONG SAID SECTION LINE, 186.09 FEET TO A P.K. NAIL; THENCE NORTH 00 DEGREES 34' 40" EAST 30.00 FEET TO A 5/8 INCH IRON PIN ON THE NORTHERLY RIGHT OF WAY OF DEMERRITT ROAD; THENCE CONTINUING NORTH 00 DEGREES 34' 40" EAST 377.08 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 89 DEGREES 50' 00" EAST 186.00 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 00 DEGREES 34' 40" WEST 377.08 FEET TO A 5/8 INCH IRON PIN ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DEMERRITT ROAD; THENCE CONTINUING SOUTH 00 DEGREES 34' 40" WEST 30.00 FEET TO THE POINT OF BEGINNING. SAVING AND EXCEPTING THEREFROM ANY PORTION OF DEMERRITT ROAD.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank the 5th day
of May A.D., 19 97 at 2:42 o'clock P. M., and duly recorded in Vol. M97
of Mortgages on Page 13668.

FEE \$20.00

Bernetha G. Lersch, County Clerk

by Kathleen Reed