

38838

Vol. 1141 Page 17373

RECORDATION REQUESTED BY:

97 JUN -6 AM 1:30

South Valley Bank & Trust
P O Box 5210
Klamath Falls, OR 97603

WHEN RECORDED MAIL TO:

South Valley Bank & Trust
P O Box 5210
Klamath Falls, OR 97603

SEND TAX NOTICES TO:

Prakash J. Patel, Sharmistha P. Patel, Parash J. Patel and
Bina P. Patel
P O Box 41160
San Jose, CA 95160

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED MAY 19, 1997, BETWEEN Prakash J. Patel, Sharmistha P. Patel, Parash J. Patel and Bina P. Patel, Vested as: Prakash J. Patel and Sharmistha P. Patel, Husband and Wife, as to an undivided 35% interest; Parash J. Patel and Bina P. Patel, Husband and Wife, as to an undivided 35% interest; Pragna J. Patel, as to an undivided 15% interest, and Uloopi J. Patel, as to an undivided 15% interest. (referred to below as "Grantor"), whose address is P O Box 41160, San Jose, CA 95160; and South Valley Bank & Trust (referred to below as "Lender"), whose address is P O Box 5210, Klamath Falls, OR 97603.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated April 15, 1992 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Volume M92, Page 8995, R#43605, in the Klamath County Clerks office on April 16, 1992

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

Lots 1, 2 and 3, and the Easterly 58.5 feet of Lot 4, Block 21, original Town of LINKVILLE, now the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon.

Also Lot 1 and the Easterly 24 feet of Lot 2, Block 22; also that part of closed Center Street lying between Lot 1 of Block 22 and Lot 4 of Block 21, Being the Southerly one-half of closed Center Street; also the Westerly 8 Feet of lot 4, Block 21; all being part of the Original Town of LINKVILLE, now the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon.

The Real Property or its address is commonly known as 75 Main Street, Klamath Falls, OR 97601. The Real Property tax identification number is 3809-32BD TL 6800 & 3809-32-BD TL 6900.

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

Decrease the interest rate, decrease the payment amount, and extend the maturity date to May 1, 2002.

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 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:

x Prakash J. Patel
Prakash J. Patel

x Sharmistha P. Patel
Sharmistha P. Patel

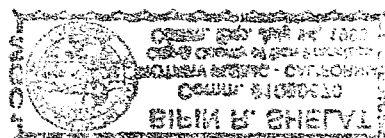
x Parash J. Patel
Parash J. Patel

x Bina P. Patel
Bina P. Patel

LENDER:

South Valley Bank & Trust

By: Stephen J. Barker
Authorized Officer



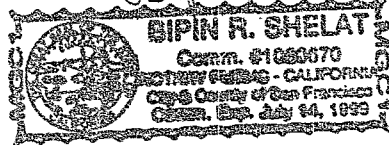
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MODIFICATION OF DEED OF TRUST
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Santa Clara) ss

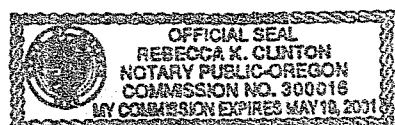


On this day before me, the undersigned Notary Public, personally appeared Prakash J. Patel, Sharmishta P. Patel, Paresh J. Patel and Bina P. Patel, to me known to be the individuals described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as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

Given under my hand and official seal this 23rd day of May, 1997.
By Prakash Patel, Paresh Patel, Sharmishta Patel, Bina Patel Residing at San Jose
Notary Public in and for the State of California My commission expires 7-14-99.

LENDER ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF KLAMATH) ss



On this 31st day of June, 1997, before me, the undersigned Notary Public, personally appeared STEPHEN DAN CLINTON and known to me to be the 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 Rebecca K. Clinton Residing at _____
Notary Public in and for the State of OREGON My commission expires 5/18/01

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank the 6th day
of June A.D., 19 97 at 11:30 o'clock A. M., and duly recorded in Vol. M97
of Mortgages on Page 17373.
FEE \$15.00 By Bernetha G. Letsch, County Clerk
Rebecca K. Clinton