44537

RECORDATION REQUESTED BY:

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 Vol.<u>M91 Page 28838</u>

97 SEF -3 A9:21

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED AUGUST 19, 1997, BETWEEN Lee W Matchett (referred to below as "Grantor"), whose address is 315 Mountain View Blvd, 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 July 21, 1994 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Volume M94, Page 23085, Reception #84954, recorded July 28, 1994 in Klamath County, OR

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 900 Main St, Klamath Falls, OR 97601.

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

Increase the Principal amount of Note to \$90,000.00 and extend the maturity date to May 30, 1998.

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.

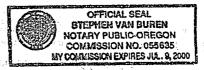
EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MCDIFICATION OF DEED OF TRUST, AND EACH GRANTOR AGREES TO ITS TERMS.

LENDER:
South Valley Bank & Trust

By:
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

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On this day before me, the undersigned Notary Public, personally appeared Les W Matchett, to me known to be the individual described in and who executed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this

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Residing at Kana K

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Notary Public in and for the State of

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My commission expires

Tuly 9, 2000

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CENDER VOLVOVA, EDGIVEVA

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MODIFICATION OF DEED OF TRUST (Continued)

Page 2

LENDER A	CKNOWLEDGMENT
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that executed the within and foregoing instrument and acknowled duly authorized by the Lender through its board of directors or oth she is authorized to execute this said instrument and that the seal a By Hall Stunguer	ged said instrument to be the tree and voluntary attractions of the uses and purposes therein mentioned, and on bath stated that he or fixed is the corporate seal of said Lender. Residing at
Notary Public In and for the State of Ortgon	My Commission expires
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LEGAL DESCRIPTION

PARCEL 1

All of Lot 7 in Block 49 NICHOLS 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. EXCEPTING THEREFROM the following described parcel:

Beginning at a point in the Southeasterly line of Main Street 50 feet Southwesterly from the most Northerly corner of Lot 7 in Block 49 NICHOLS ADDITION to the City of Klamath Falls, Oregon and running thence Southeasterly parallel with the line between Lots 6 and 7 of said Block 49, 113 feet to the Northwesterly line of the alley in said Block; thence Southwesterly along the Northwesterly line of the alley 11.17 feet; thence Northwesterly in a straight line, to a point in the Southeasterly line of Main Street, 10.8 feet Southwesterly from the most Northerly corner of Lot 6 of said Block 49; thence Northeasterly 25.8 feet to the point of beginning, being a portion of Lots 6 and 7 in said Block 49 of NICHOLS ADDITION to the City of Klamath Falls, Oregon.

PARCEL 2

A portion of Block 49 NICHOLS 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, described as follows:

Beginning at a point in the Southeasterly line of Main Street 50 feet Southwesterly from the most Northerly corner of Lot 7 in Block 49 NICHOLS ADDITION to the City of Klamath Falls, Oregon, and running thence Southeasterly parallel with the line between Lots 6 and 7 of said Block 49, 113 feet to the Northwesterly line of the alley in said Block; thence Southwesterly along the Northwesterly line of the alley 11.17 feet; thence Northwesterly in a straight line, to a point in the Southeasterly line of Main Street, 10.8 feet Southwesterly from the most Northerly corner of Lot 6 of said Block 49; thence Northeasterly 25.8 feet to the point of beginning, being a portion of Lots 6 and 7 in said Block 49 NICHOLS ADDITION to the City of Klamath Falls, Oregon.

PARCEL 3

A portion of Lots 6 and 7 in Block 49 NICHOLS 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, more particularly described as follows:

Beginning at the most Westerly corner of Lot 6 in Block 49 of NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Southerly along the Easterly line of Ninth Street 116 feet; thence Northeasterly and parallel to Main Street, a distance of 33 feet; thence Northwesterly to a point on the Southerly line of Main Street 46 feet Northeasterly from the most Westerly corner of said Lot 6; thence Southwesterly along the Southerly line of Main Street 46 feet to the place of beginning.

ST	ATE OF OREGON: O	COUNTY OF KLAMA	ATH: ss.					
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