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Vol. 1997 Page 32421

RECORDATION REQUESTED BY: '97 OCT -2 A9 45

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:

Donald W Clause and Beverly J Clause
P O Box 189
Lakeview, OR 97630

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED SEPTEMBER 23, 1997, BETWEEN Donald W Clause and Beverly J Clause, as Trustee, Vested as Donald W Clause and Beverly J Clause, as Trustees for the Donald W Clause 1990 Living Trust (referred to below as "Grantor"), whose address is P O Box 189, Lakeview, OR 97630; 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 February 24, 1997 (the "Deed of Trust") recorded in Lake County, State of Oregon as follows:

Filed February 25, 1997 on page 735 in book 107, record of Mortgages by the Lake County Clerk, in the City of Lakeview, State of Oregon.

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

In the County of Lake, State of Oregon, as follows:

Beginning at a point 30 feet East and 194 feet North of the Southeast corner of Block 1 of the Original Town of Lakeview, Lake County, Oregon; thence North along the East line of "D" Street North in said Town, a distance of 151.0 feet; thence East 180.0 feet; thence South 151.0 feet; thence West 180.0 feet to the point of beginning.

AND commencing at a point 30 feet East and 93 feet North of the Southeast corner of Block 3 in the Town of Lakeview, Lake County, Oregon; thence North 64.5 feet; thence East 180.0 feet; thence South 64.5 feet; thence West 180.0 feet to the point of beginning.

The Real Property or its address is commonly known as 100 N D St, Lakeview, OR 97630. The Real Property tax identification number is 392015ab-5700 & 392015ab-5800.

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

Increase the Principal amount of Note to \$151,700.00

Increase the Interest Rate to South Valley Bank & Trust Prime plus 2.00 percentage points

Extend the Maturity date to January 1, 1998

Adjust the payment date to the 1st of each month to coincide with the maturity date.

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 this 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 IS EXECUTING THIS MODIFICATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE TRUST AGREEMENT DESCRIBED AS DONALD W CLAUSE 1990 LIVING TRUST AND DATED SEPTEMBER 21, 1990.

GRANTOR:

as Trustee for Donald W Clause 1990 Living Trust

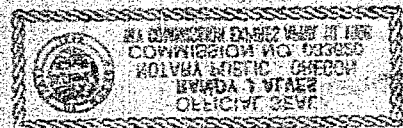
X Donald W Clause as Trustee for Donald W Clause 1990 Living Trust

X Beverly J Clause as Trustee for Donald W Clause 1990 Living Trust

LENDER:

South Valley Bank & Trust

By: [Signature]
Authorized Officer



MODIFICATION OF DEED OF TRUST

FORM NO 303411
08-03-1993

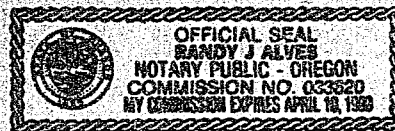
MODIFICATION OF DEED OF TRUST

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597#5

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Lake) ss



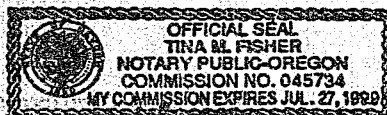
On this day before me, the undersigned Notary Public, personally appeared Donald W Clause and Beverly J Clause, to me known to be the individuals described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as their free and voluntary act and deed,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

Given under my hand and official seal this 23rd day of September, 19 97.

By [Signature] Residing at 803 Main St. Klamath Falls OR 97601
Notary Public in and for the State of Oregon My commission expires 4-10-98

LENDER ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Klamath) ss



On this 25th day of September, 19 97, before me, the undersigned Notary Public, personally appeared Randy Alves 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

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank the 2nd day
of October A.D., 19 97 at 9:45 o'clock A.M., and duly recorded in Vol. M97,
of Mortgages on Page 32421.

FEE \$15.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross

MODIFICATION OF DEED OF TRUST