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RECORDATION REQUESTED BY: '97 OCT 29 AIO 27

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

Vol. 1197 Page 35702

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Barry A Rigo and Karen D Rigo
P O Box 55
Midland, OR 97634

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED OCTOBER 21, 1997, BETWEEN Barry A Rigo and Karen D Rigo, as tenants by the entirety (referred to below as "Grantor"), whose address is P O Box 55, Midland, OR 97634; and South Valley Bank & Trust (referred to below as "Lender"), whose address is P O Box 5210, Klamath Falls, OR 97603.

MORTGAGE. Grantor and Lender have entered into a mortgage dated April 27, 1993 (the "Mortgage") recorded in Klamath County, State of Oregon as follows:

Recorded May 3, 1993 in the office of the County Clerk of Klamath County, Oregon in Vol. M93 of Mortgages on Page 9612, Microfilm #60891.

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

Lots 28, 29, 30, 31, 32, and 33, Block 4, MIDLAND, in the County of Klamath, State of Oregon. TOGETHER WITH that portion of vacated Main Street which inured thereto by order to vacate, recorded February 11, 1981 in Book M81 at Page 2111, Microfilm records of Klamath County, Oregon.

The Real Property or its address is commonly known as 241 Sunrise St, Midland, OR 97634. The Real Property tax identification number is 3908-36DA TL 2400.

MODIFICATION. Grantor and Lender hereby modify the Mortgage as follows:

Extend maturity date to September 30, 1998.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage 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 Mortgage 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 Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage 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 Mortgage 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 MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

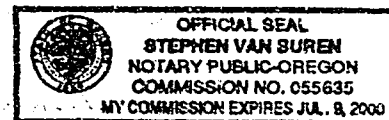
x Barry A Rigo
Barry A Rigox Karen D Rigo
Karen D Rigo

LENDER:

South Valley Bank & Trust

By: [Signature]
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath) SS

On this day before me, the undersigned Notary Public, personally appeared Barry A Rigo and Karen D Rigo, to me known to be the individuals described in and who executed the Modification of Mortgage, 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 October, 19 97.

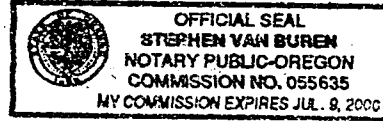
By Stephen Van Suren Residing at Klamath Falls

Notary Public in and for the State of Oregon My commission expires 7/8/2000

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LENDER ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath) ss.



On this 23rd day of October, 19 97, before me, the undersigned Notary Public, personally appeared Stephen Van Buren and known to me to be the lending 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 Stephen Van Buren Residing at Klamath Falls
Notary Public in and for the State of Oregon My commission expires 7/9/97

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank the 29th day
of October A.D., 19 97 at 10:27 o'clock A. M., and duly recorded in Vol. M97
of Mortgages on Page 35702

FEE \$15.00

By Bernetha G. Letsch County Clerk
Kathleen Brown