

50040

## RECORDATION REQUESTED BY:

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

97 DEC 12 P2:34

Vol. M97 Page 40496

## WHEN RECORDED MAIL TO:

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

## SEND TAX NOTICES TO:

Kent L Pederson and Linda L Pederson  
6264 Juniper Way  
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

## MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED DECEMBER 8, 1997, BETWEEN Kent L Pederson and Linda L Pederson, as tenants by the entirety (referred to below as "Grantor"), whose address is 6264 Juniper Way, Klamath Falls, OR 97603; 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 14, 1995 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded in the office of the Klamath County Clerk, Volume M95, Page 18485, Microfilm #2887, on July 18, 1995

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

Lot 8 and the southeasterly 120 feet of Lot 9, Block 2, Hot Springs Addition to the City of Klamath Falls, being a portion of the SE 1/4 SE 1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The Real Property or its address is commonly known as 1135 Pine St, Klamath Falls, OR 97601. The Real Property tax identification number is 3809-029DD-07400.

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

Increase the Principal amount of Note by \$7,639.66.

Change the maturity date to June 5, 2000.

Increase the monthly payment to \$924.00.

Decrease the interest rate by 1.5 percentage (1.5%) points.

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 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 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

Kent L Pederson

x

Linda L Pederson

LENDER:

South Valley Bank &amp; Trust

By:

Authorized Officer

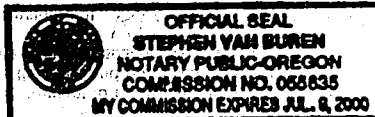
## INDIVIDUAL ACKNOWLEDGMENT

STATE OF

Oregon

COUNTY OF

Klamath



On this day before me, the undersigned Notary Public, personally appeared Kent L Pederson and Linda L Pederson, 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

9th

day of

December, 1997

By

Stephen Van Buren

Residing at

Klamath Falls

Notary Public in and for the State of

Oregon

My commission expires

July 9, 2000

FORM NO 305112

10-08-1993

(continued)

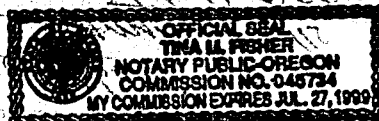
MODIFICATION OF DEED OF TRUST

70200

L506 5

LENDER ACKNOWLEDGMENT

STATE OF Oregon  
COUNTY OF Klamath ss



On this 9th day of December, 1997, before me, the undersigned Notary Public, personally appeared Stephen Van Buren and known to me to be the 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 official seal of said Lender.

By Tina M. Fisher  
Notary Public In and for the State of Oregon My commission expires 7-27-99

LASER PRO, Reg. U.S. Pat. & T.M. Off., Ver. 3.23 (c) 1997 CFI ProServe, Inc. All rights reserved. [OR-G202 KENTPEDE.LN C1.OVL]

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of South Valley Bank the 12th day of December A.D., 19 97 at 2:34 o'clock P. M., and duly recorded in Vol. M97 of Mortgages on Page 40496

FEE \$15.00

By Bernetha G. Letsch, County Clerk  
Kathleen Grant

THIS INSTRUMENT IS A MODIFICATION OF THE DEED OF TRUST DATED DECEMBER 12, 1997, BETWEEN SOUTH VALLEY BANK AND STEPHEN VAN BUREN, THE DEED OF TRUST BEING RECORDED IN VOLUME M97, PAGE 40496, OF THE KLAMATH COUNTY RECORDS. THE MODIFICATION IS MADE BY THE LENDER, SOUTH VALLEY BANK, THROUGH ITS AUTHORIZED AGENT, TINA M. FISHER, NOTARY PUBLIC, COMMISSION NO. 045734, MY COMMISSION EXPIRES JULY 27, 1999. THE MODIFICATION IS MADE FOR THE PURPOSES OF THE DEED OF TRUST, AND THE MODIFICATION IS NOT A SEPARATE INSTRUMENT. THE MODIFICATION IS MADE IN WITNESS WHEREOF, THE LENDER HAS CAUSED THIS MODIFICATION OF DEED OF TRUST TO BE SIGNED AND SEALED BY ITS AUTHORIZED AGENT, TINA M. FISHER, NOTARY PUBLIC, COMMISSION NO. 045734, MY COMMISSION EXPIRES JULY 27, 1999, AND THE SEAL OF SAID LENDER IS HEREBY AFFIXED TO THIS MODIFICATION OF DEED OF TRUST.

DECLARER THE MODIFICATION OF THE DEED OF TRUST IS MADE FOR THE PURPOSES OF THE DEED OF TRUST, AND THE MODIFICATION IS NOT A SEPARATE INSTRUMENT. THE MODIFICATION IS MADE IN WITNESS WHEREOF, THE LENDER HAS CAUSED THIS MODIFICATION OF DEED OF TRUST TO BE SIGNED AND SEALED BY ITS AUTHORIZED AGENT, TINA M. FISHER, NOTARY PUBLIC, COMMISSION NO. 045734, MY COMMISSION EXPIRES JULY 27, 1999, AND THE SEAL OF SAID LENDER IS HEREBY AFFIXED TO THIS MODIFICATION OF DEED OF TRUST.

MODIFICATION: CHANGE AND CORRECT THE DEED OF TRUST AS FOLLOWS:

NUMBER IS 3024-01000-01000

THE DEED OF TRUST IS TO BE RECORDED IN VOLUME M97, PAGE 40496, OF THE KLAMATH COUNTY RECORDS.

2E AT OF SECTION 3A, TOWNSHIP 33 NORTH, RANGE 3 EAST, OF THE MULTIMOUNTAIN MOUNTAIN, KLAMATH COUNTY, OREGON.

FOR A AND THE MODIFICATION IS TO BE RECORDED IN VOLUME M97, PAGE 40496, OF THE KLAMATH COUNTY RECORDS.

STATE OF OREGON:

BEAR PROBERTA DESCRIPTION: THE DEED OF TRUST STATES THE FOLLOWING DEED: THE DEED OF TRUST IS TO BE RECORDED IN VOLUME M97, PAGE 40496, OF THE KLAMATH COUNTY RECORDS.

RECORDED IN THE OFFICE OF THE KLAMATH COUNTY CLERK, TOWNSHIP 33 NORTH, RANGE 3 EAST, MULTIMOUNTAIN MOUNTAIN, KLAMATH COUNTY, OREGON.

DEED OF TRUST: CHANGE AND CORRECT THE DEED OF TRUST AS FOLLOWS: THE DEED OF TRUST IS TO BE RECORDED IN VOLUME M97, PAGE 40496, OF THE KLAMATH COUNTY RECORDS.

(RECORDED IN VOLUME M97, PAGE 40496, OF THE KLAMATH COUNTY RECORDS.)

CORRECTED TO BECOME OF "OCEAN" IN VOLUME M97, PAGE 40496, OF THE KLAMATH COUNTY RECORDS.

THIS MODIFICATION OF DEED OF TRUST IS DATED DECEMBER 9, 1997, BETWEEN SOUTH VALLEY BANK AND STEPHEN VAN BUREN, THE DEED OF TRUST BEING RECORDED IN VOLUME M97, PAGE 40496, OF THE KLAMATH COUNTY RECORDS.

MODIFICATION OF DEED OF TRUST

SPACE ABOVE THIS LINE IS FOR RECORDING USE ONLY

KLAMATH COUNTY, OREGON  
COUNTY CLERK  
KATHLEEN GRANT

SEND FAX NOTICES TO:

KLAMATH COUNTY, OREGON  
P.O. BOX 2510  
2000 AVENUE BANK & TRUST

WHEN RECORDED MAIL TO:

KLAMATH COUNTY, OREGON  
P.O. BOX 2510  
2000 AVENUE BANK & TRUST

RECORDATION REQUESTED BY:

2000

AT 12 15 34

NOTARY PUBLIC 30420