

51257

Vol. 198 Page 556

RECORDATION REQUESTED BY: 98 JAN -8 P2:05

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:

James R Lancaster and Janice M Lancaster
Star Route Box 145
Chemult, OR 97731

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED DECEMBER 30, 1997, BETWEEN James R Lancaster and Janice M Lancaster, as TENANTS BY THE ENTIRETY (referred to below as "Grantor"), whose address is Star Route Box 145, Chemult, OR 97731; 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 September 9, 1994 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded in Klamath County at the Clerk's Office at Volume M94 on Page 28773

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 Star Route Box 145, Chemult, OR 97731.

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

Extend the Maturity date to March 31, 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 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:

James R Lancaster
James R Lancaster

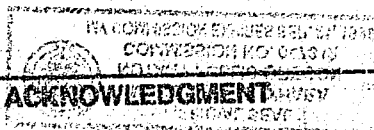
Janice M Lancaster
Janice M Lancaster

LENDER:

South Valley Bank & Trust

By:

[Signature]
Authorized Officer



INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon

COUNTY OF Klamath

On this day before me, the undersigned Notary Public, personally appeared James R Lancaster and Janice M Lancaster, 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.

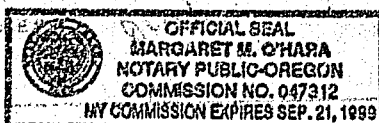
Given under my hand and official seal this 31 day of December, 1997.

By Margaret M. O'Hara

Residing at Crescent

Notary Public in and for the State of Oregon

My commission expires Sept 21, 1999



NOTARY PUBLIC - OREGON

FILED IN 503283
10-30-1998

(continued)
MODIFICATION OF DEED OF TRUST

Page 5

COMMISSION NO. 047312
MARGARET M. O'HARA
NOTARY PUBLIC-OREGON
STATE OF Oregon

LENDER ACKNOWLEDGMENT

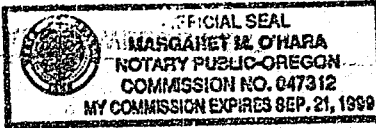
COUNTY OF Klamath

On this 31 day of December, 1997, before me, the undersigned Notary Public, personally appeared Doris Hocking and known to me to be the authorized agent for the 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 Margaret M. O'Hara
Notary Public in and for the State of Oregon

Residing at Prescott, Oregon
My commission expires September 21, 1999

LASER PRO, Reg. U.S. Pat. & T.M. Off., Ver. 3.23 (c) 1997 CFI ProServices, Inc. All rights reserved. [OR-G202 LANCASTE, LN C1.0VL]



NOTARIAL PUBLIC
MARGARET M. O'HARA
NOTARY PUBLIC-OREGON
COMMISSION NO. 047312
MY COMMISSION EXPIRES SEP. 21, 1999

MODIFICATION OF DEED OF TRUST
THIS INSTRUMENT IS A MODIFICATION OF THE DEED OF TRUST DATED DECEMBER 31, 1997, BETWEEN THE LENDER AND THE BORROWER, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID DEED OF TRUST. THE MODIFICATION IS MADE BY THE LENDER AND THE BORROWER, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID DEED OF TRUST. THE MODIFICATION IS MADE BY THE LENDER AND THE BORROWER, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID DEED OF TRUST.

MODIFICATION OF DEED OF TRUST

THIS INSTRUMENT IS A MODIFICATION OF THE DEED OF TRUST DATED DECEMBER 31, 1997, BETWEEN THE LENDER AND THE BORROWER, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID DEED OF TRUST.

RECORDED FOR THE
RECORDING OFFICE
RECORDING FEE \$10.00
RECORDING DATE 12/31/97
RECORDING TIME 1:00 PM
RECORDING OFFICE
RECORDING FEE \$10.00
RECORDING DATE 12/31/97
RECORDING TIME 1:00 PM
RECORDING OFFICE
RECORDING FEE \$10.00
RECORDING DATE 12/31/97
RECORDING TIME 1:00 PM

07521022

07521022

PARCEL 1

W1/2 W1/2 W1/2 of Lot 1, Section 7, Township 29 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

That parcel of land enclosed by a line starting at point 174.98 feet East from the Northwest corner of Section 7, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence Easterly along the North boundary of said Section 7 for a distance of 382.6 feet, thence Southerly parallel to the West boundary of said Section 7 for a distance of 382.6 feet; thence Westerly along a line parallel to the Northern boundary of said Section 7 for a distance of 382.6 feet; thence Northerly parallel to the West boundary of said Section 7 for a distance of 382.6 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion of Parcel No. 1 and Parcel No. 2 the portion of land more particularly described as follows: A tract of land located in Section 7, Township 29 South, Range 8 East of the Willamette Meridian; beginning at the intersection of the North boundary line of the Klamath Indian Reservation and the Easterly line of the Dalles-California Highway; thence Southeasterly along the Easterly line of said Highway 50 feet; thence Northeasterly parallel with the North line of said Klamath Indian Reservation 200 feet; thence Northwesterly parallel with the Easterly line of said Highway 50 feet to the North line of the Klamath Indian Reservation; thence Southwesterly along the said North line 200 feet to the True Point of Beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank the 8th day
of January A.D., 19 98 at 2:05 o'clock P. M., and duly recorded in Vol. M98
of Mortgages on Page 556

FEE \$20.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross