51601

'98 JAN 14 P2:27

RECORDATION REQUESTED BY:

South Valley Bank & Trust P O Box 6210 Klamath Falis, OR 97001

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Filio Properties 3313 Weshburn Way Klamain Falis, OR 97803 Vol. <u>M98 Page 1232</u>

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

## MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED DECEMBER 26, 1997, BETWEEN RBO Properties, A Partnership consisting of Jon K O'Donnell and Michael D Romivect and Estate in Fee Simple (referred to below as "Grantor"), whose address is 3313 Washburn 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 October 2, 1987 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded at the Kizmath County Clerk's Office on October 22, 1997, Volume M87, page 19054 and reference 20724

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

See effeched Exhibit A

The Real Property or its address is commonly known as 3313 Washburn Way, Klamath Falis, OR 97603.

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

Extend the Maturity date to September 1, 2001

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 coes 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 MODIFICATION OF DEED OF TRUST, AND EACH GRANTOR AGREES TO ITS TERMS.

Don K O'Denneil, Authorized Signer LENDER: South Velley Bank & Trust		By: Michael D Romdryadt, Authorized Signer
By: Authorized Officer	CORPORATE	ACKNOWLEDGMENT
STATE OF Oregon	)85	OFFICIAL SEAL JEFFREY S. BRADFORD NOTARY PUBLIC-OREGON COMMISSION NO. 300004 MY COMMISSION EXPIRES APR. 21, 2001
		THE RESIDENCE OF THE PARTY OF T
and Michael D Romdredt, of RBO Pro of Trust and acknowledged the Modifical	porties, and known to me ion to be the free and volun proses therein mentioned, a	pefore me, the undersigned Notary Public, personally appeared Jon K O'Don to be authorized agents of the corporation that executed the Modification of D tary act and deed of the corporation, by authority of its Bylaws or by resolution on oath stated that they are authorized to execute this Modification and in
end Michael D Romdredt, of RBO Pro of Trust and acknowledged the Modifical its board of directors, for the uses and pu executed the Modification on behalf of the	porties, and known to me ion to be the free and volun proses therein mentioned, a	per comments and comments and comments are commented by the corporation that executed the Modification of Datay act and dead of the corporation, by authority of its Bylaws or by resolution.

RIGOI

30 m 14 P2 47

Vol. Miller Page ...

South Valley Bank & Trivid P Clifton 2210 Klamath Folic, On 97601. PECORDATION REQUESTED DV

WHEN RECORDED MALL TO:

Kumana sala, un aveni Sound Vellay Bank & Truck

SEND TAK NOTICES TO:

Klacech Fried On Brook Historik Fried Historik Fried

SPACE AROUT THIS LINE IS FOR RECORDED S USE ONLY

## MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF THUSY IN DADIC DECEMBER 36, 1997, CUTVEEN PSO Properlies, A flatner cult or consider at Joh & OT SOME AND A PROPERTY OF A SOME AND A SOM

Recorded at the Alaman Causin Clark's Office on October 22, 1667. Voltals Mill, page 19082 and reference cards 2000 to Credence to our meen of theer. Course were credes have entered into a second man dense potenties, that the book of flowing recorded in Memoir Course.

THEM, PROPERTY DESCRIPTION, Too Dond of Final covers lits lolowing described tou properly that Phalistocopy's recurded in Miniath County,

see attached Exmitte 663 SIFE OF CLOSOUS

The Real Property of to address to come roof encounes, 33.13. Watchburst Wall, Klamath Palls, OR. 197600.

MOSSIFIE ALICH. Cranics and it wast haraby mossiven Deed of Trast as tollower.

Salona ind kickothy this to September 1, 1904

characteristics with the control of CONTRIBUTE VALIDITY. Except us are restly tracked above the terms of the digital Dated of Trust shall contain that there are a validation of the restly and the state of the s

GRENTON AGREES TO ITS TENMS. EACH GRANTER ACKNOWLEDGED HAVING SEAD ALL THE PROVISIONS OF THIS MODIFICATION OF DISECUENCE, AND EACH

GEVELOR

udale mayon

學和

you's Programmer, Ashearmen Statum

18Ppen

Estato Arthur trains to Least

And the property of the real

Oregien My compression copies COLLEGIO 9 9000 LASER PRO, Rag. U.S. Pat. a T.M. Off., Var. 3.23(c) 1997 OF ProServices, Inc. All rights reserved. IOR-0202 Black Lin C1.0VI.) Of GIGIN SEVI

Hotary Public in and for the State of

Klamath Residing of

On this 304 day of Dicamba, 1997, before me, the undersigned Notary Public, personally appeared that executed the within and foregoing instrument and acknowledged said instrument to be the five and voluntary act and deed of the said Lender, she is 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.

CORPORATE ACKNOWLEDGMENT

Ept. 22 and Catalog Authorizon Frank. Rechard to Remarks Mr. Authorizon Frank.

and some and Camath (1745) **83** COUNTY OF

OFFICIAL SEAL
TINA M. FISHER
NOTARY PUBLIC-OREGON
COMMISSION INC. 745724
W COMMISSION EXPIRES JUL. 27, 1899 TERRITOR OF

LENDER ACKNOWLEDGMENT

STATE OF Oregon

 $^{1}h$ 

## EXHIBIT A

## DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the NW1/4 of the NW1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

The South 190 feet of the following property:

Beginning at an iron pin on the East boundary line of Washburn Way, which point is East a distance of sixty feet and North 0° 34' West a distance 398.0 feet from the Southwest corner of the NW1/4 of the NW1/4 of Section 10; thence North 0° 34' West along the East boundary of Washburn Way a distance of 350.0 feet to an iron pin; thence East a distance of 300.0 feet to a point; thence South 0° 34' East parallel to the East boundary of Washburn Way a distance of 350.0 feet to a point; thence West a distance of 300.0 feet to the point of beginning.

EXCEPTING THEREFROM that portions conveyed to Klamath County, Oregon, by Deed dated December 10, 1960, recorded December 14, 1960, in Volume 326, page 178.

ALSO EXCEPTING THEREFROM any portion lying within the right of way of Washburn Way.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for	record at request o	fSouth Valley Bank the 14-1	
of	January .	A.D., 1998 at 2:27 o'clock P. M., and duly recorded in Vol. M98	da
FEE	\$20.00	By Katallian Region Clerk	