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RECORDATION REQUESTED BY:

South Valley Bank & Trust
P O Box 6210
Klamath Falls, OR 97601

Vol. 1198 Page 1232

WHEN RECORDED MAIL TO:

South Valley Bank & Trust
P O Box 6210
Klamath Falls, OR 97601

SEND TAX NOTICES TO:

RBO Properties
3313 Washburn 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 28, 1997, BETWEEN RBO Properties, A Partnership consisting of Jon K O'Donnell and Michael D Romdvedt 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 6210, 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 Klamath County Clerk's Office on October 22, 1987, Volume M87, page 19054 and reference 80724

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 3313 Washburn Way, Klamath Falls, 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 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:

RBO Properties

By:

Jon K O'Donnell, Authorized Signer

By:

Michael D Romdvedt, Authorized Signer

LENDER:

South Valley Bank & Trust

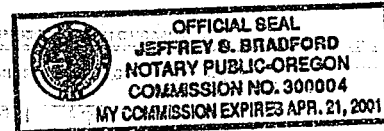
By:

Jeffrey S Bradford,
Authorized Officer

CORPORATE ACKNOWLEDGMENT

STATE OF Oregon

COUNTY OF Klamath



On this 30th day of December, 1997, before me, the undersigned Notary Public, personally appeared Jon K O'Donnell and Michael D Romdvedt, of RBO Properties, and known to me to be authorized agents of the corporation that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By:

Jeffrey S Bradford
Notary Public in and for the State of Oregon

Residing at:

801 Main Street

My commission expires:

4/21/01

FEMDEN ACKNOWLEDGMENT

FORM NO 300004
10-26-1997

MODIFICATION OF DEED OF TRUST

JSD 10000

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 of South Valley Bank the 14th day
of January A.D., 1998 at 2:27 o'clock P. M., and duly recorded in Vol. M98
of Mortgages on Page 1232.

FEE \$20.00

By Bernetha G. Lousch, County Clerk
Kathleen Ross