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RECORDATION REQUESTED BY:

South Valley Blank & Trust P O Box 5210 Klameth Falls, OR 97601

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Temujin Kin Pin Mah 2007 Dawn Drive Klamath Falls, OR 17663 Vol. <u>M98</u> Page 3617

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED JANUARY 27, 1998, ESTIVEEN Temujin Kin Fin Mah (referred to below as "Granter"), whose address is 1007 Davin Drive, 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 Dead of Trust dated October 29, 1992 (the "Dead of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded on November 18, 1992 at the Klemath County Clerk's Office, Volume M92, Page 27366, reception No. 54107

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

See uitached Exhibit A

The Real Property of its address is commonly known as 2765 Pershing Way, Klamath Falls, OR 97603.

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

Exterid the Maturity date to January 5, 2003

CONTINUING VALIDITY. Except as expressly modified above, he 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 endorsurs to the Note, 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 put 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

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OFFICIAL SEAL

NOTARY PUBLIC-OREGON
COMMASSION NO. 058675
MY XAMISSKIN EXPRES JUL. 16, 2000

On this day before the, the undersigned Notary Public, personally appeared Terrupia Kin Fin Man, to me known to be the instricted described in and who executed the Modification of Dead of Trust, and acknowledged that he or the signed the Modification as his or her free and voluntary act and dead, for the uses and purposes therein mentioned.

Given under my hand and official seal this ______

TANUARLY

Notary Public in and for the State of

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LENDER ACKNOWLEDGMENT

Loan No 205045

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CHANTOR

State of Chebro

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Authorized Offiles ZZ:61 (-W.)

INGIA DUAL ACKNOMI EDGMENT

Organ Mig.commission expires Notary Public in said for the State of Served ICR-G202 MAHLINGT DVL LASER PRO, Reg. U.S. Pal. & T.M. Off., Ver. 3.23 (c) 1998 CFI ProServices, Inc. All rights re

she is authorized to execute this seld instrument and that the seal affixed is the cities are sell of said sandor.

Real and Similar Comment

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Real and Similar Comment

Of the cities are sell of

this 2940 day or Jon 98 and known go me to be the before me, the undersigned Notary Public, personally appeared agent for the Lender 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, duty authorized by the Lender through its locard of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or

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Oregon STATE OF Moisty Public in taid for die 5' the Klamath COUNTY OF

OFFICIAL SEAL TIMA M. PISHER NOTARY PUBLIC-OREGON COMMESSION NO. 040734 TY COMMESSION PURIES NU. 27, 193 THE STATE OF

LENDER ACKNOWLEDGMENT

EXHIBIT "A" LEGAL DESCRIPTION

A portion of Tracts 36 and 43 ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which is at the intersection of the Northeasterly boundary of a parcel of land used for road purposes and known as Pershing Way with the Northwesterly boundary of a parcel of land deeded for road purposes and known as Avalon Street and described as Parcel 1 in Deed Volume 229, page 300, Deed Records of Klamath County, Oregon, said point of beginning being South 0 degrees 00 1/2' East 542.44 feet and thence South 55 degrees 50 1/2 East 861.61 feet from the Northwest corner of said Section 3, and which point of beginning is 310 feet measured at right angles from the center line of South Sixth Street; thence North 55 degrees 50 1/2' West along the Northeasterly boundary of Pershing Way 245.22 feet to an iron pin on the Southeasterly corner of that tract of land described in Deed Volume 309 at page 65, Deed Records of Klamath County, Oregon; thence North 0 degrees 00 1/2' West along the Easterly line of said tract of land 168.55 feet to an iron pin; thence South 59 degrees 21 1/2' Fast at right angles to Avalon Street 330.67 feet to an iron pin on the Northwesterly boundary of Avalon Street; thence South 30 degrees 38 1/2' West along the Northwesterly boundary of Avalon Street 160.04 feet, more or less to the point of beginning.

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