

52675

Vol. 77 Page 3617

RECORDATION REQUESTED BY:

98 FEB -5 100:32

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

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Temujin Kin Fin Mah
2007 Dawn Drive
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 JANUARY 27, 1998, BETWEEN Temujin Kin Fin Mah (referred to below as "Grantor"), whose address is 1007 Dawn 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 Deed of Trust dated October 29, 1992 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded on November 18, 1992 at the Klamath County Clerk's Office, Volume M92, Page 27388, reception No. 54197

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 2765 Pershing Way, Klamath Falls, OR 97603.

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

Extend the Maturity date to January 5, 2003

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 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.

GRANTOR:

Temujin Kin Fin Mah
x _____
Temujin Kin Fin Mah

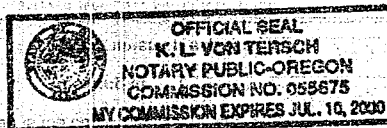
LENDER:

South Valley Bank & Trust

By: *A. L. Von Tersch*
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF Klamath



On this day before me, the undersigned Notary Public, personally appeared Temujin Kin Fin Mah, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 28th day of JANUARY, 19 98.

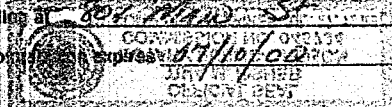
By: *A. L. Von Tersch*

Residing at 2007 Dawn Drive

Notary Public in and for the State of OREGON

My commission expires 07/10/00

24116 OF 000000



FENDER ACKNOWLEDGMENT

FORM NO 502002
01-51-1888

MODIFICATION OF DEED OF TRUST

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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 Northwestern 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 66, 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' East at right angles to Avalon Street 330.67 feet to an iron pin on the Northwestern boundary of Avalon Street; thence South 30 degrees 38 1/2' West along the Northwestern boundary of Avalon Street 160.04 feet, more or less to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank the 5th day
of February A.D., 19 98 at 10:32 o'clock A. M. and duly recorded in Vol. M98
of Mortgages on Page 3617

FEE \$20.00

By Bernetha G. Leisch, County Clerk
Kathleen Ross