

RECORDATION REQUESTED BY:

98 FEB -5 40 32

Vol 198 Page 3627

South Valley Bank & Trust
P O Box 6110
Klamath Falls, OR 97601

WHEN RECORDED MAIL TO:

South Valley Bank & Trust
P O Box 6110
Klamath Falls, OR 97601

SEND TAX NOTICES TO:

Clyde Collins and Linda J Collins
14815 South Broadway
Gardena, CA 90248

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED NOVEMBER 20, 1997, BETWEEN Clyde Collins and Linda J Collins, as TENANTS BY THE ENTIRETY (referred to below as "Grantor"), whose address is 14815 South Broadway, Gardena, CA 90248; and South Valley Bank & Trust (referred to below as "Lender"), whose address is P O Box 6110, Klamath Falls, OR 97601.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated December 20, 1993 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded on December 27, 1993 in the office of the County Clerk of Klamath County at page 34539, Volume 1893.

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

The SW 1/4 NE 1/4, S 1/2 SE 1/4 NE 1/4, N 1/2 SE 1/4, AND E 1/2 SE 1/4 SE 1/4, Less the South 628 feet thereof, of Section 22, Township 36 South, Range 11 1/2 East of the Willamette Meridian, SAVING AND EXCEPTING that portion lying within the county road.

The Real Property or its address is commonly known as Hildebrand Road, Dalry, OR 97625. The Real Property tax identification number is 3811V 2200 600 and 3811V 2200 400.

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

Extend Maturity date to September 30, 1998 and increase principal amount to \$300,000.00

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:

Clyde Collins
X Clyde Collins

Linda J Collins
X Linda J Collins

LENDER:

South Valley Bank & Trust

By: *[Signature]*
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF California
COUNTY OF Los Angeles

On this day before me, the undersigned Notary Public, personally appeared Clyde Collins and Linda J Collins, 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 29th day of January, 1998.
By: *[Signature]* Deborah J. Fennell Notary Public in and for the State of California
My commission expires November 8, 2000



MODIFICATION OF DEED OF TRUST

LENDER ACKNOWLEDGMENT

STATE OF OregonCOUNTY OF Klamath

On this 12th day of January, 1998, before me, the undersigned Notary Public, personally appeared John F. Eddy and known to me to be the Vice-President, 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, 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 Tina M. FisherResiding at Klamath FallsNotary Public in and for the State of OregonMy commission expires 7-27-99

LASER PRO, Reg. U.S. Pat. & T.M. Off., Ver. 3.53 (c) (1997) CIPRO Systems, Inc. All rights reserved. (U1-0102 COLLINS2.LN C2.OVL)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank the 5th day
of February A.D., 1998 at 10:32 o'clock A. M. and duly recorded in Vol. M98
of Mortgages on Page 3627
By Bernetha G. Leisch, County Clerk

FEE \$15.00

By Kathleen Ross

THIS INSTRUMENT IS A DEED OF TRUST, AND IT IS HEREBY CERTIFIED THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF KLAMATH, OREGON, ON THE 5TH DAY OF FEBRUARY, 1998, AT 10:32 O'CLOCK A.M. AND DULY RECORDED IN VOLUME M98 OF MORTGAGES ON PAGE 3627.

EXHIBIT HERETO IS A DEED OF TRUST, AND IT IS HEREBY CERTIFIED THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF KLAMATH, OREGON, ON THE 5TH DAY OF FEBRUARY, 1998, AT 10:32 O'CLOCK A.M. AND DULY RECORDED IN VOLUME M98 OF MORTGAGES ON PAGE 3627.

MODIFICATION: This instrument is a modification of the deed of trust recorded in the office of the County Clerk of the County of Klamath, Oregon, on the 5th day of February, 1998, at 10:32 o'clock A.M. and duly recorded in Volume M98 of Mortgages on Page 3627.

SECTION 3305 AND 3314, SSOR: This instrument is a modification of the deed of trust recorded in the office of the County Clerk of the County of Klamath, Oregon, on the 5th day of February, 1998, at 10:32 o'clock A.M. and duly recorded in Volume M98 of Mortgages on Page 3627.

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MODIFICATION OF DEED OF TRUST

RECORDING INFORMATION FOR MODIFICATION OF DEED OF TRUST

ORIGINAL OF DEED
1998 FEBRUARY 5TH
CASE ORIGIN AND TRUST NO.

SEND TWO COPIES TO:

KLAMATH COUNTY CLERK
P.O. BOX 1212
KLAMATH FALLS, OREGON 97603

WHEN RECORDED WITH:

KLAMATH COUNTY CLERK
P.O. BOX 1212
KLAMATH FALLS, OREGON 97603

RECORDING INFORMATION FOR MODIFICATION OF DEED OF TRUST

AS OF 1998 FEB 5

1998 FEB 5

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