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RECORDATION REQUESTED BY: 98 MAR 25 P1 35

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South Valley Bank & Trust
P O Box 5210
Klamath Falls, OR 97603

WHEN RECORDED MAIL TO:

South Valley Bank & Trust
P O Box 5210
Klamath Falls, OR 97603

SEND TAX NOTICES TO:

William P Groomer and Mary E Groomer
35105 Sprague River Rd
Sprague River, OR 97630

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED MARCH 6, 1998, BETWEEN William P Groomer and Mary E Groomer (referred to below as "Grantor"), whose address is 35105 Sprague River Rd, Sprague River, OR 97630; and South Valley Bank & Trust (referred to below as "Lender"), whose address is P O Box 5210, Klamath Falls, OR 97603.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated September 5, 1995 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Volume M95, Page 24342, Reception #5815, and an Assignment of Rents, Volume M95, Page 24339, Microfilm #5814, both recorded September 5, 1995; Modified and recorded November 1, 1996, Volume M96, Page 34565, Microfilm 27672; Modified and recorded May 5, 1997, Volume M97, Page 13671, Microfilm 37137.

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

PARCEL 1

A parcel of land situated in the SW 1/4 of Section 25, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northeast corner of said SW 1/4; thence South 00 degrees 31' 08" West, along the East line of said SW 1/4, 500.00 feet thence leaving said East line, West 432.72 feet; thence North 501.40 feet to a point on the North line of said SW 1/4; thence South 89 degrees 48' 51" East along said North line 437.25 feet to the point of beginning.

PARCEL 2

A portion of the E 1/2 SW 1/4 Section 25, Township 36 South, Range 11 East of the Willamette Meridian, lying Northeast of Sprague River Highway, in the County of Klamath, State of Oregon.

EXCEPTING a parcel of land situated in the SW 1/4 of Section 25, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northeast corner of said SW 1/4; thence South 00 degrees 31' 08" West, along the East line of said SW 1/4, 500.00 feet thence leaving said East line, West 432.72 feet; thence North 501.40 feet to a point on the North line of said SW 1/4; thence South 89 degrees 48' 51" East along said North line 437.25 feet to the point of beginning.

The Real Property of its address is commonly known as 35105 Sprague River Rd, Sprague River, OR 97639. The Real Property tax identification number is 3611-02500-00800 & 00900.

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

Extend the maturity date to July 8, 1998.

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 endorers 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 ACKNOWLEDGMENT

GRANTOR:

WILLIAM P GROOMER and MARY E GROOMER

By: William P Groomer
X Mary E Groomer

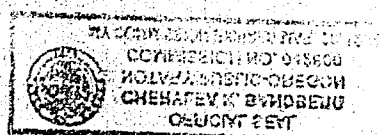
WITNESSES

By: Mary E Groomer
X Mary E Groomer

LENDER:

South Valley Bank & Trust

By: Hal Sturgeon
Authorized Officer



INDIVIDUAL ACKNOWLEDGMENT

FORM NO 502133
03-08-1998

(Continued)

MODIFICATION OF DEED OF TRUST

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