

After recording, please return to:

Klamath First Federal

540 Main St.

Klamath Falls OR 97601

55389

98 MAR 27 AM 11:42

Vol M97 Page 3955

LOAN # 0603700004

MTC 13A6-8975

MODIFICATION OF LINE OF CREDIT DEED OF TRUST

AMERITE, has received this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

THIS MODIFICATION OF DEED OF TRUST IS DATED MARCH 26, 1998 BETWEEN DONALD FREDRICK LARSON AND RAYNA MARIE LARSON (referred to below as "Grantor"), whose address is 3006 VALE RD., KLAMATH FALLS, OREGON 97603; and KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION (referred to below as "Lender"), whose address is 540 MAIN ST., KLAMATH FALLS, OREGON 97601.

DEED OF TRUST. Grantor and Lender have entered into a Line of Credit Deed of Trust dated MARCH 13, 1997 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows: RECORDED 3-14-97 DOCUMENT #34382 Vol. M97 page 7577 IN KLAMATH COUNTY OFFICIAL RECORDS, IN KLAMATH COUNTY, OREGON.

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 LEGAL DESCRIPTION

The Real property or its address is commonly known as 3006 VALE RD. KLAMATH FALLS, OREGON, 97603

The Real Property tax identification number is # 3910-7A-300 Code 9 TAX LOT KEY #590364

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

AT PARAGRAPH 3. MAXIMUM OBLIGATION LIMIT, the total principal amount secured is changed from \$15,000.00 to \$ 25,000.00.

AT PARAGRAPH 4. SECURED DEBIT AND FUTURE ADVANCES, the term "Secured debt" is also defined to include debt incurred under the First Equity Plus Agreement dated MARCH 13, 1997 with DONALD FREDERICK LARSON AND RAYNA MARIE LARSON as borrowers, and a maturity date of MARCH 1, 2017 along with any extensions, renewals, modifications or substitutions in connection with that agreement.

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 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 the 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:

Donald Fredrick Larson
DONALD FREDRICK LARSON

X Rayna Marie Larson
RAYNA MARIE LARSON

ACKNOWLEDGEMENT:

STATE OF Oregon, COUNTY OF Klamath } SS.

This instrument was acknowledged before me this 26th day of March, 1998

(individual) by Donald Fredrick Larson and Rayna Marie Larson

My commission expires: 12-18-98

Diana L. Boyd
(Notary Public)



A TRACT OF LAND IN LOT 2, "PLAT OF JUNCTION ACRES", SITUATED IN THE SW¼SE¼ OF SECTION 6 AND THE NW¼NE¼ OF SECTION 7, T39S, R10E, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF VALE ROAD, FROM WHICH THE E 1/16 CORNER ON THE NORTH LINE OF SAID SECTION 7 BEARS N07°05'57"E 249.22 FEET; THENCE S00°10'47"W, ALONG SAID WESTERLY RIGHT OF WAY LINE, 188.44 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE S89°54'00"W, ALONG SAID SOUTH LINE, 436.01 FEET; THENCE N40°39'30"W 158.90 FEET; THENCE N14°01'33"W 152.02 FEET; THENCE N16°56'00"E 189.09 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE N88°51'00"E, ALONG SAID NORTH LINE, 197.69 FEET TO A POINT ON THE CENTERLINE OF THE ENTERPRISE IRRIGATION DISTRICT CANAL; THENCE ALONG SAID CENTERLINE S16°05'54"W 109.27 FEET AND S04°55'05"W 79.00 FEET; THENCE S74°27'35"E 298.57 FEET TO THE POINT OF BEGINNING, CONTAINING 3.70 ACRES AND WITH BEARINGS BASED ON RECORDED SURVEY No. 4024.

PARCEL 2

OF

MINOR LAND PARTITION No. 7-89

A TRACT OF LAND IN LOT 2, "PLAT OF JUNCTION ACRES", SITUATED IN THE SW¼SE¼ OF SECTION 6 AND THE NW¼NE¼ OF SECTION 7, T39S, R10E, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1, OF SAID LAND PARTITION, FROM WHICH THE E 1/16 CORNER ON THE NORTH LINE OF SAID SECTION 7 BEARS N46°57'28"E 639.56 FEET; THENCE S89°54'00"W 472.27 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N00°01'00"W 440.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE N88°51'00"E, ALONG THE NORTH LINE OF SAID LOT 2, 460.09 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE S16°56'00"W 189.09 FEET; THENCE S14°01'33"W 152.02 FEET; THENCE S40°39'30"E 158.90 FEET TO THE POINT OF BEGINNING CONTAINING 4.23 ACRES WITH BEARINGS BASED ON RECORDED SURVEY No. 4024.

Acct # 3910-7A-300 Code 9 Key 590364

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Amerititle the 27th day of March A.D., 19 98 at 11:42 o'clock A M., and duly recorded in Vol. M98 of Mortgages on Page 9955

FEE \$20.00

By Bernetha G. Leisch County Clerk