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98 MAY -8 AM 7:44

Vol. 1798 Page 15616

When Recorded Mail to:
 Nationwide Recording Service
 17352 Daimler Street, Ste 200
 Irvine, CA 92614
 Code: WFD

Wells Fargo Bank, N.A.
 William Barnhart Loan Center
 P.O. Box 5140
 Portland, OR 97208-5140
 Attn: Collateral Control

MODIFICATION AGREEMENT (EQUITY LOANS)

For Recorder's Use Only
 1397249 5001
 981031148390

This Modification Agreement is entered into as of this 28th day of APRIL 1998
 DALE R. BECKMAN AND GLENDA G. BECKMAN, AS TENANTS BY THE
 ENTIRETY

by and between

(individually or collectively, "Current Trustor/Mortgagor") and Wells Fargo Bank, N.A., ("Bank") successor in
 interest to FIRST INTERSTATE BANK OF OREGON

WHEREAS, Current Trustor/Mortgagor is the owner of that certain real property described as follows (the
 "Property"):

ASSESSOR'S PARCEL NUMBER (APN): 4009-600-700
 THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 40
 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

WHEREAS, the Property is encumbered by that certain Deed of Trust or Mortgage which was recorded on
 JUNE 17, 1996 as Instrument Number 19988 in Book N/A at
 Page 17998 of the official records in the Office of the Recorder of KLAMATH County,
 State of OR ("Security Instrument"), which secures that certain promissory note dated 6/10/96 ("Prior
 Note"), including any amendments thereto.

WHEREAS, the obligors under the Prior Note continue to owe amounts thereunder under the Prior Note and desire
 to obtain a new advance, and both obligations have been consolidated into a new promissory note ("Consolidated
 Note") in the amount of:

FORTY THOUSAND AND 00/100 DOLLARS
 (\$40,000.00); and

WHEREAS, the parties desire to modify the Security Instrument to secure the obligations under the Consolidated
 Note by the Security Instrument; and

WHEREAS, it is the intention of the parties that the obligations under the Prior Note will retain their current
 priority under the Security Instrument;

W341A (2/92)

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NOW THEREFORE, the parties hereto agree as follows:

1. The Security Instrument is hereby modified to provide that the obligations secured thereby are the obligations evidenced by and arising under the Consolidated Note dated 04-28-1998 in the amount of FORTY THOUSAND AND 00/100 DOLLARS (\$ 40,000.00)

in favor of Bank.

2. The Security Instrument is hereby modified to provide that the maturity date of the obligations secured by the Security Instrument is 04-10-2018 .

3. If the Security Instrument is a Deed of Trust, the Security Instrument is hereby amended by adding the following provision to the Security Instrument. To the extent this provision is inconsistent with any provision already contained in the Security Instrument, this provision shall control.

Upon sale, transfer, hypothecation, assignment or encumbrance, whether voluntary, involuntary, or by operation of law, of all or any part of the Subject Property or any interest therein, then at its sole option Beneficiary or Lender may, by written notice to Trustor (or Grantor), declare all obligations secured hereby immediately due and payable, except to the extent that such acceleration and in such particular circumstances where exercise of such right by Beneficiary is prohibited by law.

4. If the Security Instrument is a Mortgage, the Security Instrument is hereby amended by adding the following provision to the Security Instrument. To the extent this provision is inconsistent with any provision already contained in the Security Instrument, this provision shall control.

Upon sale, transfer, hypothecation, assignment or encumbrance, whether voluntary, involuntary, or by operation of law, of all or any part of the Subject Property or any interest therein, then at its sole option Mortgagee may, by written notice to Mortgagor, declare all obligations secured hereby immediately due and payable, except to the extent that such acceleration and in such particular circumstances where exercise of such a right by Mortgagee is prohibited by law.

5. The real property and the whole thereof described in the Security Instrument shall remain subject to the lien, charge or encumbrance of the Security Instrument and nothing herein contained or done pursuant hereto shall affect or be construed to affect the liens, charges or encumbrances of the Security Instrument or the priority thereof over other liens, charges or encumbrances, or to release or affect the liability of any party or parties who may now or hereafter be liable under or on account of the Prior Note, the Consolidated Note and/or the Security Instrument.

6. All terms and conditions of the Security Instrument not expressly modified herein remain in full force and effect, without waiver or amendment. This modification and the Security Instrument shall be read together as one document.

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In witness whereof, the parties hereto have caused this Modification to be executed as of the day and year first above written.

CURRENT TRUSTOR

DALE R Beck
DALE R BECKMAN

4/29/98
Date

Glenda G Beckman
GLENDA G BECKMAN

4/29/98
Date

Date

Date

WELLS FARGO BANK N.A.

Michael M. O...

BY

[Signature]
Agent Officer

Authorized Signer

5-4-98
7/30/98
Date

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ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF Oregon Seventh County ss
 On 4-30-98 before me K. Linville
 personally appeared Rob Beckman
Sandra Beckman

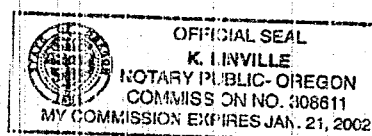
☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal:

Signature: K. Linville

K. Linville, Notary Public, Oregon
 Name (typed or printed)

My Commission expires: 1-21-02



ALL-PURPOSE ACKNOWLEDGMENT

STATE OF OREGON, WASHINGTON County } ss:

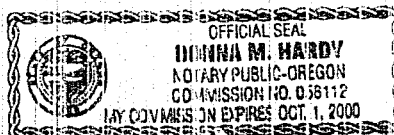
On 5/4/98 before me, DONNA M. HARDYpersonally appeared: CRYSTAL MAULDIN

personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Donna M. HardyDONNA M. HARDY

Name (typed or printed)

My Commission expires: 10-01-00

STATE OF OREGON: COUNTY OF KLAMATH: ss:

Filed for record at request of Wells Fargo the 8th day
of May A.D. 19 98 at 11:44 o'clock A. M., and duly recorded in Vol. M98
of Mortgages on Page 15616

FEE \$30.00

By Bernetha G. Leisch, County Clerk
Kathleen Ross