

59264

## RECORDATION REQUESTED BY:

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

98 JUN -4 P3:38

Vol. 1998 Page 19029

## WHEN RECORDED MAIL TO:

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

## SEND TAX NOTICES TO:

Terry J Edwards and Betty J Edwards  
HC 30 Box 141  
Chemult, OR 97731

AMERITITLE, has recorded 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.

MTC 1396-9120

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

## MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED MAY 28, 1998, BETWEEN Terry J Edwards and Betty J Edwards, Husband and Wife (referred to below as "Grantor"), whose address is HC 30 Box 141, Chemult, OR 97731; 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 May 15, 1997 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded in the office of the County Clerk of Klamath County, on May 15, 1997, volume M97, page 14907, microfilm #37720.

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

Lot 17 in Block 13 of HILLSIDE ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The Real Property or its address is commonly known as 1405 Eldorado, Klamath Falls, OR 97601.

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

Extend the maturity date to April 15, 1999.

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, including accommodation makers, shall not be released by Lender in writing. Any maker or endorser, 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:

x Terry J Edwards  
Terry J Edwards

x Betty J Edwards  
Betty J Edwards

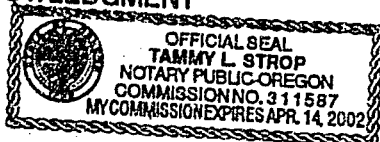
## LENDER:

South Valley Bank & Trust

By: Tammy L Strop  
Authorized Officer

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon )  
COUNTY OF Klamath ) ss



On this day before me, the undersigned Notary Public, personally appeared Terry J Edwards and Betty J Edwards, 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 28th day of May, 1998

By: Tammy L Strop

Residing at 803 Main St K Falls OR

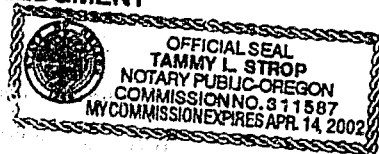
Notary Public in and for the State of Oregon

My commission expires April 14, 2002

MODIFICATION OF DEED OF TRUST

LENDER ACKNOWLEDGMENT

STATE OF Oregon  
COUNTY OF Klamath ss



On this 30th day of May, 1998, before me, the undersigned Notary Public, personally appeared Debbie C. Cline 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 [Signature]  
Notary Public in and for the State of Oregon Residing at 803 Main Street Klamath Falls 97601  
My commission expires April 14, 2002

LASEN PRO, Reg. U.S. Pat. & T.M. Off., Ver. 3.25 (c) 1998 CFI ProServices, Inc. All rights reserved. (OR-0292) TERRY EDWARDS, CLERK

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle  
of June A.D., 1998 at 3:38 o'clock P. M., and duly recorded in Vol. M98  
of Mortgages on Page 19029

FEE \$15.00

By [Signature] Bernetha G. Letsch, County Clerk

MODIFICATION OF DEED OF TRUST

NOTARY PUBLIC  
TAMMY L. STROP  
COMMISSION NO. 911587  
MY COMMISSION EXPIRES APRIL 14, 2002

20001