

59423

RECORDATION REQUESTED BY:

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

96 JUN -8 P3:57

Vol. M98 Page 19511

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Aladdin Valley Rental Service, Inc.
3580 Shasta Way
Klamath Falls, OR 97603

AMERITILE, 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 1396-9151

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED JUNE 3, 1998, BETWEEN Aladdin Valley Rental Service, Inc., an Oregon Corporation (referred to below as "Grantor"), whose address is 3580 Shasta Way, Klamath Falls, OR 97603; 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 March 27, 1990 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Volume M90, Page 5533, Reception number 12801, recorded March 27, 1990 in the Klamath County Clerk's Office, State of Oregon

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

Beginning on the South line of Shasta Way at a point 243 feet West of the Northeast corner of Lot 14 in Block C of Homestead, Klamath County, Oregon; thence in a Southeasterly direction along the Southwesterly line of parcel conveyed to State of Oregon, by and through its State Highway Commission, by deed recorded October 14, 1943, Volume 197 page 88, to a point on the North line of the U.S. Government right of way for main irrigation canal, said point being North 76 degrees 10' West 140 feet from the Southeast corner of said Lot 14; thence Northwesterly along the line of said U.S. Canal to the South line of said Shasta Way; thence East along the South line of Shasta Way to the place of beginning, being all that portion of Lots 11, 12, and 13 of Block C of Homestead, not heretofore conveyed to the Oregon State Highway Commission, also excepting that portion deeded to Klamath County by deed recorded in Volume M73 on page 11672, records of Klamath County, Oregon.

The Real Property or its address is commonly known as 3580 Shasta Way, Klamath Falls, OR 97603.

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

Extend Maturity Date to March 30, 1999

Decrease the interest rate by .25 or 1/4%.

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 endorsers 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:

Aladdin Valley Rental Service, Inc.

By: Robert L. Laver
Robert L. Laver, President

By: Shirlee A. Laver
Shirlee A. Laver, Secretary

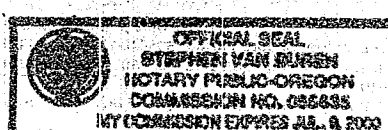
LENDER:

South Valley Bank & Trust

By: Stephen VanBuren
Authorized Officer

CORPORATE ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath



On this 5th day of June, 1998, before me, the undersigned Notary Public, personally appeared Robert L. Laver, President; and Shirlee A. Laver, Secretary of Aladdin Valley Rental Service, Inc., and known to me to be authorized agents of the corporation that executed the Modification of Deed of Trust and acknowledged the Modification to be their free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By: Stephen VanBuren Residing at Klamath Falls, Oregon
Notary Public in and for the State of Oregon My commission expires 7/9/00

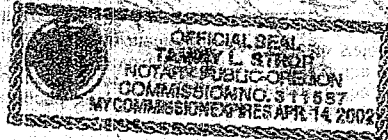
05-05-1998

MODIFICATION OF DEED OF TRUST

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LENDER ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath



On this 5th day of March, 1998, before me, the undersigned Notary Public, personally appeared Bernetha G. Letsch and known to me to be the authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument as 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 Bernetha G. Letsch
Notary Public in and for the State of Oregon

Residing at 803 Main St. Klamath Falls, OR
My commission expires April 14, 2002

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of June A.D., 1998 at 3:57 o'clock P. M., and duly recorded in Vol. M98
of Mortgages on Page 19511

FEE \$15.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross

MODIFICATION OF DEED OF TRUST

SPYCH TROVE PRINTING & REPRODUCTION CO. ORCA

RECEIVED BY THE CLERK OF THE COUNTY OF KLAMATH
ON 06/03/1988 AT 3:57 PM
FOR THE DEED OF TRUST
RECORDED IN VOLUME M98 PAGE 19511

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