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RECORDATION REQUESTED BY:

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

98 JUN 10 19:10

Vol. 1148 Page 19680

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

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

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 13916-9153

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 Vincent J Finnianous and Deborah A Finnianous, AS TENANTS BY THE ENTIRETY (referred to below as "Grantor"), whose address is 834 Richmond St, Klamath Falls, OR 97601; 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 April 24, 1997 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recording Date, September 26, 1993, in the office of the Klamath County Clerk, Vol. M93 of Mortgages, page 30291, Modified and recorded December 2, 1994 in Volume M94, page 36592 microfilm #91989; Modified and recorded March 20, 1997 in Volume M97, page 8797, microfilm # 34894; modified and recorded on April 25, 1997 in Volume M97, page 13650, microfilm #37132; modified and recorded on December 24, 1997 in volume M97, page 41962, microfilm # 50442.

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

Lot 35, 36, and 37, Block 6, Industrial Addition to the City of 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 834 & 836 Richmond Street, Klamath Falls, OR 97601. The Real Property tax identification number is 3808-026AA-03000.

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

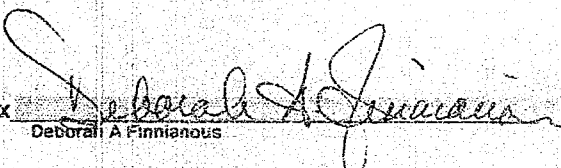
Extend the maturity date to December 15, 1998

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 endorses 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:

GRANTOR:
x 
Vincent J Finnianous

x 
Deborah A Finnianous

LENDER:

South Valley Bank & Trust

By:


Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

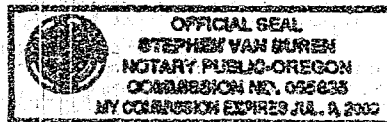
STATE OF

Oregon

) SS

COUNTY OF

Klamath



On this day before me, the undersigned Notary Public, personally appeared Vincent J Finnianous and Deborah A Finnianous, 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 4th day of June, 19 98.
By Stephen Van Buren Residing at Klamath Falls
Notary Public in and for the State of Oregon My commission expires 7/09/00

JUN 10 1998
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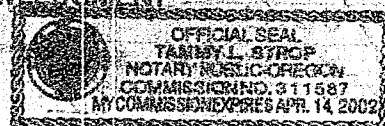
MODIFICATION OF DEED OF TRUST

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LENDER ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath



On this 9th day of June, 1998, before me, the undersigned Notary Public, personally appeared Stephen J. Brown and known to me to be the Authorized Agent of the Lender, 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.

Notary Public in and for the State of Oregon

Residing at 18031 Northwest Falls Dr 97601
My commission expires April 14 2002

LASER PRO, Reg. U.S. Pat. & T.M. Off., Ver. 3.25 (c) 1998 CFI ProServices, Inc. All rights reserved. [OR-G202 VFINIAN.LN C1.OVL]

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 10th day of June A.D., 19 98 at 9:10 o'clock A. M., and duly recorded in Vol. M98 of Mortgages on Page 19680

FEE \$15.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross

MODIFICATION OF DEED OF TRUST