

98 JAN 18 P3:13

ATC# 982178

EXTENSION OF MORTGAGE, TRUST DEED OR LAND SALE CONTRACT

THIS AGREEMENT, made and entered into this 30th day of April, 1998, by and between Joyce Wayne Jackson and Kimberly Louann Jackson, hereinafter called First Party, and Sovereign Partners LLC, hereinafter called Second Party.

WITNESSETH:

RECITALS: On or about May 5, 1995, Sovereign Partners LLC, (hereinafter called Obligor) made, executed and delivered to Mr. J.W. Jackson and Ms. L.J. Jackson an obligation (being a Promissory Note) in the sum of \$200,000, together with a Mortgage, Trust Deed or Land Sale Contract (hereinafter called the Security Agreement) securing said obligation; said security agreement was recorded in the Records of Klamath County, Oregon, on the 8th day of May, 1995, in Book M95 at Page 11864, thereof or as document No: 99639, reference to said recorded document hereby is made for a better description of said obligation, the terms thereof, the time or times within which said obligation was to be paid and a description of the real property (see attached Exhibit "A") securing said obligation.

The First Party herein currently is the owner and holder of said obligation and Security Agreement; the Second Party herein is the said Obligor and the current owner or the holder of the equitable interest of the real property described in said Security Agreement. The principal balance of said obligation now unpaid is \$200,000; interest thereon is paid to February 2, 1998.

The Second Party has requested an extension of the time or times for the payment of the debt evidenced by said obligation and secured by said Security Agreement and the First Party is willing to grant the extension hereinafter set forth.

NOW, THEREFORE, for value received, the receipt of which hereby is acknowledged by the First Party, the First Party hereby extends the time or times for the payment of the current unpaid balance of said obligation as follows:

The Term of the Promissory Note of April 20, 1995 for \$200,000 with interest is extended to "On or before January 5, 1999." The First Party also has the option and right to require full or partial payment of the Promissory Note for \$200,000 on December 4, 1998, upon giving 30 days written notice to the Second Party. All other conditions of the Promissory Note, including the interest rate and interest payment schedule, remain in effect.

In no way does this instrument change the terms of said obligation and Security Agreement or curtail or enlarge the rights or obligations of the parties hereto, excepting only as to the change in the interest rate, if any, and the extension herein granted.

The Second Party hereby agrees to pay the current unpaid balance of said obligation promptly at the time or times, together with the interest, above set forth, interest being payable at the times stated in said obligation, as modified.

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested at:
ACORN TITLE & ESCROW, INC.

21070

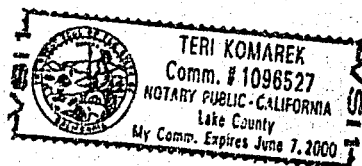
IN WITNESS WHEREOF, the parties hereto have executed this document on the date first above written, in duplicate.

Joyce Wayne Jackson Kimberly Lauren Jackson
First Party

Jason W. Plaz SOVEREIGN PARTNERS LLC
Second Party

STATE OF CALIFORNIA, County of Lake ss:

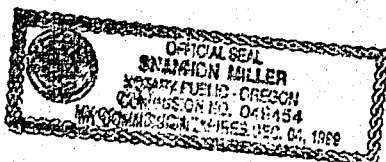
Personally appeared the above-named Joyce Wayne Jackson
Kimberly Lauren Jackson before me on the 12 day of
May, 1998, and acknowledged the foregoing instrument to be their voluntary act and deed.



Teri Komarek
NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires: 6-7-2000

STATE OF OREGON, County of Multnomah ss:

Personally appeared the above-named Tyson Plaz before me on the 9th day of
June, 1998, and acknowledged the foregoing instrument to be his voluntary act and deed.



Shannon Miller
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12/4/99

OBLIGOR NAME AND ADDRESS:

SOVEREIGN PARTNERS LLC
ONE SW COLUMBIA, SUITE 1105
PORTLAND, OR 97258

OBLIGEE NAME AND ADDRESS:

MR. J.W. JACKSON & MS. K.L. JACKSON
PO BOX 669

MIDDLETOWN, CA 95461

AFTER RECORDING, RETURN TO:

ARC Collections

Until a Change is Requested, Tax Statements
Should be Sent to:

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

I certify that the within instrument was
received for record on the ____ day of
____, 1998, at ____ o'clock ____m.,
and recorded in Book ____ on Page ____
or as File Reel Number ____
record of Deeds of said County.

WITNESS my hand and seal of County
affixed.

Recording Officer

By: _____
Deputy

In Township 33 South, Range 6 East of the Willamette Meridian,
in the County of Klamath, State of Oregon:

Section 35: The NE 1/4

Section 36: The W 1/2 NW 1/4

EXCEPTING THEREFROM road right of way deeded to Klamath County
in Book 360, Page 541 and Book 360, Page 656 and Book 363 at
Page 178, Deed Records of Klamath County, Oregon.

CODE 8 MAP 3306 TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of June A.D., 19 98 at 3:13 o'clock P.M., and duly recorded in Vol. M98
of Mortgages on Page 21069

FEE \$20.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross