## RECORDATION REQUESTED BY:

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

JUL 31

P 3:26

Vol. M98 Page 28233

## WHEN RECORDED MAIL TO:

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

## SEND TAX NOTICES TO:

James R Lancaster end Janice M Lancaster Star Route Box 145 Chemuit, OR 97731

AMERITITLE, has recorded this Instrument by request as an accomodation 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 dessible theigh.

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

# MTC1396-9289

# MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED JLLY 28, 1998, BETWEEN James R Lancaster and Janice M Lancaster, as TENANTS BY THE ENTIRETY (referred to below as "Grantor"), whose address is Star Route Box 145, Chemuit, 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 September 9, 1994 (the "Deed of Trust") recorded in Klamath County,

Recorded in Klamath County at the Clerk's Office at Volume M94 on Page 28773 and Modified on December 30, 1997 at volume M98,

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

See attached Exhibit A

The Real Property or its address is commonly known as Star Route Box 145, Chemult, OR 97731.

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

Extend the Maturity date to July 30, 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 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:

MY COMMISSIAN EXPIRES SEP. 21, 1999 South Valley Bank & Trus COL: 1.41551ON NO. 047312

MOTARY PUBLIC-OREGON MARGARET AL O'HARA OFFICIAL

INDIVIDUAL ACKNOWLEDGMENT

STATE OF < 5/45∂ **88** COUNTY OF

On this day before me, the undersigned Notary Public, personally appeared James R Lancaster and Janice M Lancaster, 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 that in mentioned.

Given under my hand and official seal this

Chemin Residing at

THE COOK REDUCE

Notary Public in and for the State of

Out that invari

My commission expires

OFFICIAL SEAL MARGARET M. O'HARA PREGON TODASCRUOM SE REED

OFFICIAL SEAL MARGARET M. O'HARA NOTARY PUBLIC-OREGON COMMISSION NO. 047312 MY COMMISSION EXPIRES SEP. 21, 1899

P3.433

RECORDATION RECIMETED BY

Klamath Falts, OR \$280; P D Box 5210 South Valley Bass & Trust

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WHEN RECORDED MAIL TO:

Amenanth Falls, CH 97803 P O BOX 5216 South Valley Sunk & Trust

SEND TAX NOTICES TO:

Chemist, OR 9731 Star Route Box 145 James A Lancaster and Janks M Lancaster

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# MODIFICATION OF DEED OF TRUST

THES MODIFICATION OF DEED OF TRUST IS DATED JULY 28, 1998, NETWIEN James A Lancasier and July TRE ENTIRETY (referred to below as "Granto"), whose address is Star Route Box 14%, "hemuit, fill in the process to below as "Lances" is wrone address to P O Box 4210, Miller att Folis, OR 97401.

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PRODIFICATION - Is unfor an " conder hereby month the Dead of Proci as will as well as

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CONTINUING VALIDITY. Caregolise expressly modified above, the terms of the angine Dred of Trust shapers office. Consent to under to the Neddication does not waive tenders ugit to requise strict performance of the classical regides tender in case and take of the first of the model of the first of the fir

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EATH CRAMINE ACKEUNTED TENHANING REND ALL THE PROVINCIAL OF THIS MODIFICACION OF GRANING ACCESS TO ITS TERMS.

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State of Oregon

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PERMISS Lames Misses de

MARGARET M. O'HARA NOTARY PUBLIC-OREGON COMMISSION NO. 047312 MY COMMISSION EXPIRES SEP. 21, 1998

OFFICIAL SEAL

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

she is authorized to execute this said material	1 4 1) (
By Margarit M. O Hara-	Residing at Researt Su 97733
By // Village Co.	· · · · · · · · · · · · · · · · ·
Notary Public in and for the State of	My commission expires Sept -1, 1999
Notary Public in and for the State of	

INDIVIDUAL ACKNOWLEDGIZE

TEN ME

On this day of And known to me to be the And known to me to be the Induced that the condition and toregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duty 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.

STATE OF ) 88 COUNTY OF

LENDER ACKNOWLEDGMENT

TIL CONTRESION STYLE RESIDENCE

#### EXHIBIT A

#### PARCEL 1

W1/2 W1/2 W1/2 of Lot 1, Section 7, Township 29 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon.

### PARCEL 2

That parcel of land enclosed by a line starting at point 174.98 feet East from the Northwest corner of Section 7, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence Easterly along the North boundary of said Section 7 for a distance of 382.6 feet, thence Southerly parallel to the West boundary of said Section 7 for a distance of 382.6 feet; thence Westerly along a line parallel to the Northern boundary of said Section 7 for a distance of 382.6 feet; thence Northerly parallel to the West boundary of said Section 7 for a distance of 382.6 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion of Parcel No. 1 and Parcel No. 2 the portion of land more particularly described as follows: A tract of land located in Section 7, Township 29 South, Range 8 East of the Willamette Meridian; beginning at the intersection of the North boundary line of the Klamath Indian Reservation and the Easterly line of the Dalles-California Highway; thence Southeasterly along the Easterly line of said Highway 50 feet; thence Northeasterly parallel with the North line of said Klamath Indian Reservation 200 feet; thence Northwesterly parallel with the Easterly line of said Highway 50 feet to the North line of the Klamath Indian Reservation; thence Southwesterly along the said North line 200 feet to the True Point of Beginning.

STATE OF OREGON: COUNTY OF KLAMATH: 5	SS.
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Filed for record at request of JULY			da
of JULY	_A.D., 19 <u>98</u> at <u>3:26</u> f <u>Mortgages</u>	o'clockPM., and duly recorded in VolM98 on Page28233 .	
FEE \$20.00		By Kuthun Saa	_

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