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RECORDATION REQUESTED BY:

South Valley Bank & Trust
P.O. Box 5110
Klamath Falls, OR 97601

93 AUG 13 P1:16 Vol. 1998 Page 29798

WHEN RECORDED MAIL TO:

South Valley Bank & Trust
P.O. Box 5110
Klamath Falls, OR 97601

SEND TAX NOTICES TO:

Kenneth S A Cooney and Maria Cooney
31801 Koro Springs Rd
Bonanza, OR 97631

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED AUGUST 4, 1998, BETWEEN Kenneth S A Cooney and Maria Cooney, as tenants by the entirety (referred to below as "Grantor"), whose address is 31801 Koro Springs Rd, Bonanza, OR 97631; 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 27, 1993 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded on July 20, 1993 at the County Clerk's Office in Klamath County, Volume M93 at page 18603; Modified on September 14, 1994, Volume M94 at page 23912; Modified on August 11, 1995, Volume M95 at page 21391; Modified on September 23, 1996, Volume M96 at page 30036.

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

Lots 10 and 11, Block 209 MILLS SECOND 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 2109, 2111, 2113 and 2121 Rockliffe, Klamath Falls, OR 97601.

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

Extend Maturity date to July 16, 1999 and Decrease Loan Amount to \$75,000.00.

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:

X [Signature]
Kenneth S A Cooney

[Signature]
Maria Cooney

LENDER:

South Valley Bank & Trust

By [Signature]
Authorized Officer

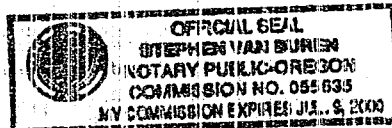
INDIVIDUAL ACKNOWLEDGMENT

STATE OF

Oregon

COUNTY OF

Klamath Falls



On this day before me, the undersigned Notary Public, personally appeared Kenneth S A Cooney and Maria Cooney, 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 6th day of August 19 98

By

[Signature]
Notary Public in and for the State of Oregon

Residing at

Klamath Falls

My commission expires

7/6/2000

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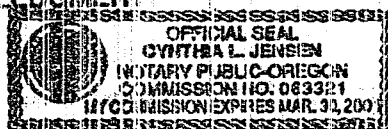
MODIFICATION OF DEED OF TRUST

5/15/98

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LENDER ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath



On this 6th day of August, 1998, before me, the undersigned Notary Public, personally appeared Stephen VanBuren and known to me to be the Loan Officer, authorized agent for 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.

By Cynthia L. Jensen
Notary Public in and for the State of Oregon

Residing at Klamath Falls
My commission expires 3/31/2001

NOTARY PUBLIC, Reg. U.S. Pat. & T.M. Off., Ver. 3.85(c) 11/91/CFI ProSoft, Inc. All rights reserved. (CR-0202) (MCDONALD) (NCT) (04/3/98)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of S. Valley the 13th day
of Aug, A.D., 19 98 at 1:16 o'clock P M., and duly recorded in Vol. M98
of Mortgages on Page 29793

FEE \$15.00

By Kathleen Ross
Bernetha G. Lutsch, County Clerk