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RECORDATION REQUESTED BY:

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

98 SEP 15 P3:07

Vol. M98 Page 34100

WHEN RECORDED MAIL TO:

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

ATTN: Tammy

SEND TAX NOTICES TO:

James R Lancaster and Janice M Lancaster
Star Route Box 145
Chemult, OR 97731

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED AUGUST 31, 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, Chemult, 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, State of Oregon as follows:

Recorded in Klamath County at the Clerk's Office at Volume M94 on Page 28773 and Modified on December 30, 1997 at volume M96, page 556

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

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 January 31, 1999.

Revise the payments to include monthly payments of \$900.00 to be applied toward accrued interest.

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 endorers 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:

James R Lancaster
James R Lancaster

Janice M Lancaster
Janice M Lancaster

LENDER:

South Valley Bank & Trust

By: Jeffrey D. Bradford
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath) ss

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 therein mentioned.

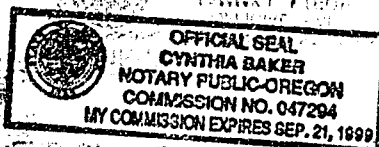
Given under my hand and official seal this 31st day of August, 1998.

By Cynthia Baker

Residing at Bierchist, Or.

Notary Public in and for the State of Oregon

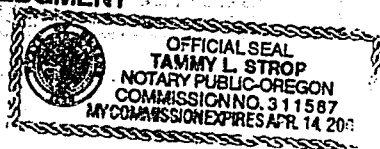
My commission expires 9/21/1999



MODIFICATION OF DEED OF TRUST

LENDER ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath) ss



On this 16th day of September 1998, before me, the undersigned Notary Public, personally appeared James L. Strop, and known to me to be the Authorized Agent of the 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 Klamath Falls, Oregon
My commission expires April 14, 2002

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank
of September A.D., 19 98 at 3:07 o'clock P. M., and duly recorded in Vol. M98,
of Mortgages on Page 34100.

FEE \$15.00

By Bernetha G. Jensch, County Clerk
Kathleen Ross

MODIFICATION OF DEED OF TRUST

PLUCK VDORE AND FIVE OTHERS

CHARTERED 1991
SMA MORTGAGE
MORTGAGE INVESTMENT COMPANY

AND OTHERS

CHARTERED 1991
SMA MORTGAGE
MORTGAGE INVESTMENT COMPANY

AND OTHERS

CHARTERED 1991
SMA MORTGAGE
MORTGAGE INVESTMENT COMPANY

AND OTHERS

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