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RECORDATION REQUESTED BY:

South Valley Bank & Trust
P O Box 5210
Klamath Falls, OR 97603

96 NOV 17 AM 12:28

Vol. M98 Page 41963

WHEN RECORDED MAIL TO:

South Valley Bank & Trust
P O Box 5210
Klamath Falls, OR 97603

SEND TAX NOTICES TO:

Gerrit A DeGroot
1041 Wild Plum Dr
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED OCTOBER 21, 1997, BETWEEN Gerrit A DeGroot (referred to below as "Grantor"), whose address is 1041 Wild Plum Dr, Klamath Falls, OR 97601; and South Valley Bank & Trust (referred to below as "Lender"), whose address is P O Box 5210, Klamath Falls, OR 97603.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated June 1, 1989 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded June 5, 1989 in Vol M89, Page 9833, Reception number 1000, in the Klamath County Clerk's Office, Klamath County, Oregon. And a Bargain & Sale Deed dated April 30, 1993, with Debra A DeGroot as Grantor, and Gerrit A DeGroot as Grantee, Vol #M93, Page 13842 in book of Deeds, Recorded June 14, 1993 in the Klamath County Clerk's Office, Klamath County, Oregon; Modified on December 7, 1995 Volume M95 at page 33437, reception no 10214; Modified on November 15, 1997 Volume M96 at page 35987, reception no 28377 and Modified on November 3, 1997 Volume m97 at page 36352, reception no 48024

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

Lot 18 in Block 7 of Tract 1140, Lynnewood First Addition, 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 1041 Wild Plum Dr, Klamath Falls, OR 97601.

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

Extend Maturity Date to November 1, 2003

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 Gerrit A DeGroot
Gerrit A DeGroot

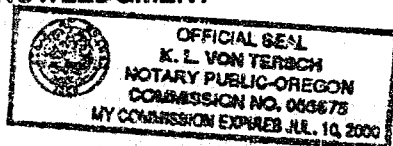
LENDER:

South Valley Bank & Trust

By: K. L. Von Tersch
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Klamath Oregon)
COUNTY OF Klamath) SS



On this day before me, the undersigned Notary Public, personally appeared Gerrit A DeGroot, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

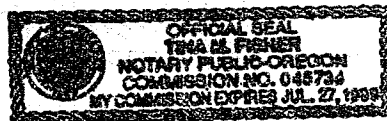
Given under my hand and official seal this 4th day of November 1997

By K. L. Von Tersch Residing at 801 Main St

Notary Public in and for the State of Oregon My commission expires 07/10/00

LENDER ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath) ss



On this 4th day of November, 19 98 before me, the undersigned Notary Public, personally appeared Kay Vontsch 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 Tim M Fisher Residing at Klamath Falls
Notary Public in and for the State of Oregon My commission expires 7-27-99

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STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of South Valley Bank the 17th day
of November A.D., 19 98 at 11:28 o'clock A. M., and duly recorded in Vol. M98
of Mortgages on Page 41963

FEE \$15.00

Bernetha G. Letsch, County Clerk
By Kathleen Ross

MODIFICATION OF DEED OF TRUST