

71194

RECORDATION REQUESTED BY:

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

98 DEC 10 A10:02

Vol. 1798 Page 45089

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

James L. Thompson
2810 Washburn Way
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED DECEMBER 2, 1998, BETWEEN James L. Thompson, vested as; James L. Thompson, as to Parcel 1 and Jim L. Thompson, as to Parcels 2, 3 and 4 (referred to below as "Grantor"), whose address is 2810 Washburn Way, Klamath Falls, OR 97603; 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 November 8, 1994 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded on November 23, 1994 in the office of the County Clerk, volume M94, page 35904.

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

PARCEL 1:

A Tract of land situate in Lot 4, Block 6, Tract 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Described as follows:

Beginning at a point on the East line of said lot 4 which bears North 0 Degrees 04' 50" East a distance of 51.29 feet from the iron pin marking the Southeast corner of said Lot 4; thence West a distance of 249.36 feet to a point; thence North 0 degrees 09' 45" East a distance of 379.06 feet, more or less, to the north line of said lot 4; thence South 89 degrees 55' 10" East a distance of 248.82 feet to the iron pin marking the northeast corner of said Lot 4; thence South 0 degrees 04' 50" West along said East line of Lot 4 a distance of 378.71 feet, more or less, to the point of beginning.

PARCEL 2:

A Tract of Land situated in lots 4 and 5, Block 6, Tract 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the east corner common to said lots 4 and 5; thence South 00 degrees 04' 50" West, along the Westerly line of Washburn Way, 123.71 feet; thence West 249.61 feet; thence North 00 degrees 09' 45" East 175.00 feet; thence East 249.36 feet to said Westerly line of Washburn Way; thence South 00 degrees 04' 50" West 51.29 feet to the point of beginning, containing 1.00 acre (43,600 square feet) with bearings based on the subdivision plat of said Tract 1080, Washburn Park. PARCEL 3:

Lot 3, Block 5, Tract 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4:

The Southerly 220 feet of Lot 3 in Block 6 of Tract 1080, Washburn Park, 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 2810 Washburn Way, Klamath Falls, OR 97603. The Real Property tax identification number is 3909-003CC-00200, 3909-004DD-00300, 3909-004DD-00400, 3909-004DD-01000.

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

Rate Adjustment, Payment Revision and Extended Maturity Date.

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 remain 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.

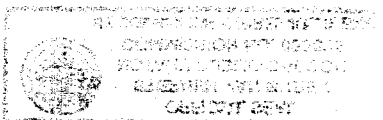
GRANTOR:

X James L. Thompson
James L. Thompson

LENDER:

South Valley Bank & Trust

By: [Signature]
Authorized Officer



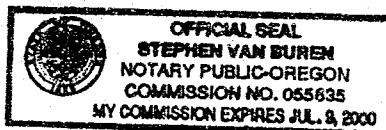
Klamath County, Oregon

MODIFICATION OF DEED OF TRUST

RECORDED

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath) SS



On this day before me, the undersigned Notary Public, personally appeared James L Thompson, 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.

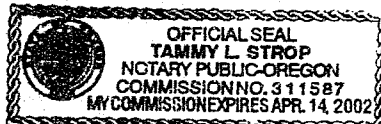
Given under my hand and official seal this 4th day of December, 19 98

By Stephen Van Buren Residing at Klamath Falls

Notary Public in and for the State of Oregon My commission expires 7/9/2000

LENDER ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath) SS



On this 4th day of December, 19 98, before me, the undersigned Notary Public, personally appeared James L Thompson and known to me to be the Lending 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 Tammy L. Strop Residing at 803 Main St. Klamath Falls
Notary Public in and for the State of Oregon My commission expires April 14 2002

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank the 10th day
of December A.D., 19 98 at 10:02 o'clock A. M., and duly recorded in Vol. M98
of Mortgages on Page 45089

FEE \$15.00

By Bernetha G. Letsch, County Clerk
Kathleen Rasmussen

MODIFICATION OF DEED OF TRUST