

WHEN RECORDED MAIL TO:

First American Title
422 Main St.
ICRO 97601
CE 4682

MAIL TAX STATEMENTS TO:

Kenneth Gorden
24774 Hwy 70
Bonanza, OR 97623

STATE OF OREGON)

County of) ss.

I certify that the within instrument was received for
record on the _____ day of _____,
19_____, at _____ o'clock _____ M., and
recorded in book _____ on page _____.
Record of Deeds of said County
Witness my hand and seal of County affixed.

_____, Title
By _____ Deputy

C98-262

AMENDMENT OF CONTRACT OF SALE AND PURCHASE OF REAL PROPERTY,
Made as of the last date set opposite the signatures of the parties, between PATRICIA A.
MASTEN and S.C. MASTEN, Trustees of the PAT MASTEN 1998 REVOCABLE TRUST
uta 11/19/98 (SELLER) and KENNETH S. GORDEN (BUYER)

WITNESSETH:

I. The parties RECITE:

A. Vendor's Lien: The parties are SELLER and BUYER in that certain contract of sale and purchase of real property dated June 2, 1989, wherein Stanley C. Masten and Patricia A. Masten, husband and wife, are SELLER and Kenneth S. Gorden, is BUYER, which is recorded in Vol. M-89, Page 10303, Mortgage Records of Klamath County, Oregon; assigned to the Trustees of the Masten 1998 Trust by Assignment of Contract dated April 22, 1998, recorded on April 24, 1998, in Vol. M98, page 13615, Mortgage Records of Klamath County, Oregon; further assigned to Patricia A. Masten, a married woman dealing with her own property, by the Trustees of the Masten 1998 Trust by Assignment of Contract dated; further assigned by Patricia A. Masten, a married woman dealing with her own property, on November 19, 1998, to Patricia A. Masten and S.C. Masten, Trustees or the Successor Trustees, of the PAT MASTEN 1998 REVOCABLE TRUST uta 11/19/98, recorded in Vol. M-98, Page _____ mortgage records of Klamath County, Oregon; all affecting E½ of Section 35, Township 38 South, Range 11½ East of the Willamette Meridian, lying South of the Bonanza-Dairy Highway and EXCEPTING THEREFROM that portion conveyed to Richard H. Hovey by deed recorded in Volume 91 at page 539 Deed records of Klamath County, Oregon; the N½ SW¼ SW¼, NW¼ SW¼, and the SW¼ NW¼, lying South of the Dairy-Bonanza Highway and South of the existing Horsefly Irrigation Ditch, AND EXCEPTING FROM THE ENTIRE PARCEL a strip of land 20 feet in width of roadway off the East side, all in Section 36, Township 38 South, Range 11½ East of the Willamette Meridian; subject to reservations and restrictions of

records, easements and rights of way of record and those apparent on the land.

B. Change of Interest Rate: The parties desire to change the rate of interest on the deferred balance of the contract from eleven percent (11%) per annum as of December 1, 1998, to nine percent (9%) per annum.

C. Deferred Balance: The deferred principal balance is \$248,258.35 as of December 1, 1998 (DEFERRED BALANCE).

II. The parties AGREE:

A. Deferred Balance and Interest Rate: The DEFERRED BALANCE of \$248,258.35 shall bear interest from December 1, 1998, at the rate of nine percent (9%) per annum from and after December 1, 1998, until the full deferred balance, plus interest has been paid.

B. Installments: BUYER shall pay the DEFERRED BALANCE, plus interest, in monthly installments of not less than \$2,666.50 until paid. BUYER may increase the monthly installments at BUYER'S election. All increased amounts of monthly installments paid by BUYER shall be applied to principal and not applied as *in lieu* of regular monthly installments.

C. Effect of Amendment: Except as expressly modified and changed by this Amendment, all terms, covenants, and provisions of the CONTRACT shall remain in full force and effect as they are on December 1, 1998, and this Amendment and the CONTRACT shall be construed as one instrument.

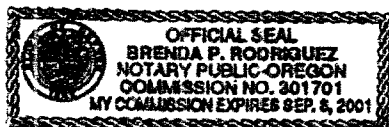
WITNESS the hands of the parties hereto the day and year first above written.

Patricia A. Masten
Patricia A. Masten, Trustee

S. C. Masten
Stanley C. Masten, Trustee

STATE OF OREGON)
) ss.
County of Klamath)

On this 10 day of December, 1998, personally appeared before me the above named PATRICIA A. MASTEN and S.C. MASTEN, Trustees of the PAT MASTEN 1998 REVOCABLE TRUST uti 11/19/98 and acknowledged the foregoing instrument to be their voluntary act and deed.



Brenda P. Rodriguez
Notary Public
My Commission Expires 9-8-01

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 15th day
of December A.D., 19 98 at 3:07 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 45914

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross