## RECORDATION RECUESTED BY:

Boush Valley Bank and Trust P.O. Dax 6219 Klemath Fesse, OR, 67801

## WHEN RECORDED MAIL TO:

South Velley Benk and Trust-PO Gaz \$210 ATTIN: THINKIY

## SEND TAX MOTICES TO:

Owen It Matthews and Debro G Molthews 2005 Deliterritt Fload Melia, OR 97832

Space above this line is for recorder's use only

99 FEB 0 AN 51 Vol. M99 Page 4855

## **MODIFICATION OF MORTGAGE**

THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 25, 1999, BETWEEN Owen N Matthews and Debra G Matthews, as Tenants by the Entirety (referred to below as "Grantor"), whose address is 29595 DeMerritt Road, Malin, OR 97632; and South Valley Bank and Trust (referred to below as "Lender"), whose address is P O Box 5210, Klamath Faile, OR 97601.

MORTGAGE. Grantor and Lender have entered into a mortgage dated July 7, 1993 (the "Mortgage") recorded in Klamath County, State of Oregon as follows:

Recorded July 22, 1993 in the Clarks Office of Klamath County, Oregon in Volume M93, page 17856, microfilm #65014; modified on December 16, 1993 to increase the principal to \$450,000.00, recorded January 3rd, 1994 in Vol. M93, page 91, microfilm #73024; modified on October 6, 1995 to extend the maturity to to August 30, 1996, recorded November 2, 1995 in Vol. M95, page 3048, M96, page 31261, microfilm #25094; modified on Revember 25, 1996 to extend the maturity date to August 30, 1997, recorded October 2, 1996 in Vol. M97, page 39627, microfilm #4681

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property (the "Real Property") located in Kiamath County, State

See Altached Exhibit A

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The Real Property or its address is commonly known as 29595 DeMerritt Road, Malin, OR 97632. The Real Property tax Identification number is 4112-00800-01800.

MODIFICATION. Grantor and Lender hereby modify the Mortgage as follows:

increase the Principal Borrowing Amount of Loss from \$450,000.00 to \$1,000,000.00. Extend the Maturity date to August 30, 1999.

Ravise the loan agreement to include new provisions for Asset based Lending...

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage 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 Mortgage as changed above nor obligate secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to secommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below exknowledge that this Modification is given conditionally, based on the representation to Lender that the any initial extension or modification, but also to all such subsequent actions.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:	\ <b>1</b> 0 .	$\bigcap$
X Laboratoria Company	JANA	o May -
Owen H willingway	Debra G.M	ethews
LENGER:		
South Veder Dank and Trust		)
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COUNTY OF KLOCATOLIO		COMMISSIONNO. 311587
		A CONTRACTOR OF THE PROPERTY O
On this day before ma, the undereigned blates, Dutille		
On this day before me, the undersigned Notary Public, individuals described in and who executed the Modificularity act and deed, for the uses and purposes therein	personally appeared Owen & Matth alion of Modoson, and acknowledge	sws and Debra G Matthews, to me known to be the
Given finder my hand and official seal this	mentioned.	one of the modification as their tree and
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COUNTY OF Klamatto	<u> </u>	W MY COMMISSION	IEXPIRES APR. 14, 2002 II
duly authorized by the Lender through i	its board of directors or other	ged said instrument to be the free and volterwise, for the uses and purposes therein in fixed is the corporate stal of said Lender.	intary act and dead of the said Lends
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A TRACT OF LAND SITUATED IN THE SEI/4 SEI/4 OF SECTION 8, TOWNSHIP 41 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY A P.K. NAIL ON THE SOUTH LINE OF SAID SECTION 8, SAID POINT BEING SOUTH 89 DEGREES 50' 00" WEST 640.52 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE CONTINUING SOUTH 89 DEGREES 50' 00" WEST ALONG SAID SECTION LINE, 186.00 FEET TO A P.K. NAIL; THENCE NORTH 00 DEGREES 34' 40" EAST 30.00 FEET TO A 5/8 INCH IRON PIN ON THE NORTHERLY RIGHT OF WAY LINE OF DEMERRITT ROAD; THENCE CONTINUING NORTH 00 DEGREES 34' 40" EAST 377.08 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 89 DEGREES 50' 00" EAST 186.00 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 00 DEGREES 34' 40" WEST 377.08 FEET TO A 5/8 INCH IRON PIN ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DEMERRITT ROAD; THENCE CONTINUING SOUTH 00 DEGREES 34' 40" WEST 30.00 FEET TO THE POINT OF BEGINNING.

SAVING AND EXCEPTING THEREFROM ANY PORTION IN DEMERRITT ROAD

STATE OF OR	EGON: COUNTY OF KLAMA	TH: ss.	
Filed for record	Februar / A.D., 1999	South Valley Bank         the         10tl           at 11:51         o'clock A. M. and duly recorded in Vol.         M99           Mortgages         on Page 4855	1day
FEE	\$20.00	by Katalun Rosal	