

MODIFICATION OF MORTGAGE OR TRUST DEED

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THIS AGREEMENT, made and entered into this 3 day of JUNE, 19 99 by and between RONALD C. SHORT AND KATHLEEN G. SHORT

hereinafter called the "Borrower(s)" and South Valley Bank & Trust, an Oregon Banking Corporation, hereinafter called the "Lender".

WITNESSETH: On or about the 20TH day of JUNE, 19 97, the Borrower(s) (or the original maker(s) if the Borrower is an assignee of record) did make, execute and deliver to the Lender that certain promissory note in the sum of \$ 49,150.00, payable in monthly installments with interest at the rate of 10.5 % per annum. For the purpose of securing the payment of said promissory note, the Borrower(s) (or the original maker(s) if the Borrower is an assignee of record) did make, execute and deliver to the Lender their certain Mortgage or Trust Deed, hereinafter called a "Security Instrument" bearing date of JUNE 20, 19 97 conveying the following described real property, situated in the County of KLAMATH, State of OREGON to-wit:

Lot 3, RUNNING Y RESORT, PHASE I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MODIFYING DEED OF TRUST RECORDED JUNE 20, 1997 VOLUME M97 PAGE 19112

which Security Instrument was duly recorded in the records of said county and state.

There is now due and owing upon the promissory note aforesaid, the principal sum of FORTY-SIX THOUSAND THIRTY-ONE AND 89/100 DOLLARS (\$ 46,031.89 ), together with the accrued interest thereon, and the Borrower(s) desire a modification of the terms of payment thereof, to which the Lender is agreeable on the terms and conditions hereinafter stated and not otherwise.

NOW THEREFORE, in consideration of the premises and of the promises and agreements hereinafter contained, the parties hereto do hereby agree that the balance now due and owing on the promissory note hereinabove described shall be and is payable in monthly installments of FIVE HUNDRED FOURTEEN AND 90/100 DOLLARS (\$ 514.90 ) each, INCLUDING interest on the unpaid balance at the rate of 10.5 % per annum. The first installment shall be and is payable on the 1ST day of JULY, 19 99 and a like installment shall be and is payable on the FIRST day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest if not sooner paid, shall be due and payable on the FIRST day of JUNE, 2001. If any of said installments or either principal or interest are not so paid, the entire balance then owing shall, at the option of the Lender or its successors in interest, become immediately due and payable without notice.

Except as herein modified in the manner and on the terms and conditions herein stated, the said promissory note and Security instrument shall be in full force and effect, with all the terms and conditions of which the Borrower (s) do agree to comply in the same manner and to the same extent as though the provisions thereof were in all respects incorporated herein and made a part of this agreement.

IN WITNESS WHEREOF, the Borrower(s) have hereunto set their hand(s) and seal (s) and the Lender has caused these presents to be executed on its behalf by its duly authorized representative this day and year first hereinabove written.

Signature of Borrower

Signature of Borrower

State of Oregon

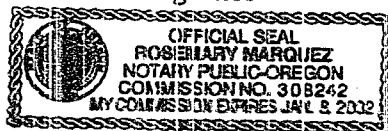
County of Klamath

Personally appeared the above named Ronald C. Short and Kathleen G. Short

South Valley Bank & Trust

By: Megan Marie Stedman

Authorized Signature



Notary Public for Oregon

My commission expires January 3, 2002

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

State of Oregon, County of Klamath

Recorded 6/09/99, at 11:10 a.m.

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Linda Smith,

County Clerk

Fee \$ 10 -

RR