

RECORDATION REQUESTED BY:

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

Vol M99 Page 24059

WHEN RECORDED MAIL TO:

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

1999 JUN 17 PM 3:43

SEND TAX NOTICES TO:

Robert J Bogatay
500 Hillside Avenue
Klamath Falls, OR 97601

AMERITILE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

MTC 1396-1058

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED JUNE 8, 1999, BETWEEN Robert J Bogatay, an estate in fee simple (referred to below as "Grantor"), whose address is 500 Hillside Avenue, Klamath Falls, OR 97601; and South Valley Bank and 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 August 13, 1993 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Recorded on August 19, 1993 in the Klamath County Clerk's Office, Volume M93 at page 20823, reception no. 66551; Modified on July 12, 1994, Volume M94 at page 21556, reception no. 84196; Modified on June 23, 1995, Volume M95 at page 16494, reception 1945; Modified on June 28, 1996, Volume M96 at page 19430, reception no. 20641; Modified on July 7, 1997, Volume M97 at page 20976, reception no. 40553; Modified on July 6, 1998, Volume M98, page 23825, reception #61545

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

See Attached Exhibit A

The Real Property or its address is commonly known as 203 Main Street, Klamath Falls, OR 97601. The Real Property tax identification number is 3809-32AC-5500.

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

Extend the Maturity May 31, 2000

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 endorers 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 Robert J Bogatay

LENDER:

South Valley Bank and Trust

By: Angalee M Leslie
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath



On this day before me, the undersigned Notary Public, personally appeared Robert J Bogatay, 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.

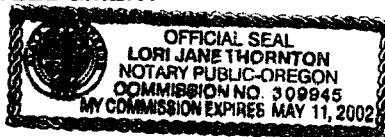
Given under my hand and official seal this 15 day of June, 1999.

By: Angalee M Leslie
Notary Public in and for the State of Oregon

Residing at 201 Main Street, Klamath Falls OR 97601
My commission expires Jan. 6, 2001

LENDER ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF KLAMATH) ss



On this 15TH day of JUNE, 19 99, before me, the undersigned Notary Public, personally appeared ANGALEE M. LESLIE 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 expressed, and on oath stated that he or she is authorized to execute the said instrument and that the seal affixed is the corporate seal of said Lender.

By [Signature]
Notary Public for the State of OREGON

Residing at KLAMATH FALLS, OREGON
My commission expires 5/11/2002

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State of Oregon, County of Klamath
Recorded 6/17/99, at 3:43 p m.
In Vol. M99 Page 24059
Linda Smith,
County Clerk Fee \$ 15 KR