

After Recording Return to:

Klamath First Federal Savings & Loan
540 Main St.

Klamath Falls, Oregon 97601

Vol M99 Page 32523

1997 AUG 12 AM 11:36

LOAN # 0903700110

MODIFICATION OF LINE OF CREDIT DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED AUGUST 10, 1999 BETWEEN JAMES S GEE and PATRICIA GEE, husband and wife, (referred to below as "Grantor"), whose address is 2418 Kane St., Klamath Falls OR 97603; and KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION (referred to below as "Lender"), whose address is 540 MAIN ST., KLAMATH FALLS, OREGON 97601.

DEED OF TRUST. Grantor and Lender have entered into a Line of Credit Deed of Trust dated May 7, 1999 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows: RECORDED MAY 13, 1999 at 11:50 AM, Volume M99 Page 19105, 19106, 19107 and 19108, in Klamath County, Oregon.

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

SEE ATTACHED EXHIBIT "A"

The Real property or its address is commonly known as 2418 Kane St., Klamath Falls OR 97603.

The Real Property tax identification number is Account No. R-522054

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

AT PARAGRAPH 3. MAXIMUM OBLIGATION LIMIT, the total principal amount secured is changed from 10,000.00 to 15,000.00.

AT PARAGRAPH 4. SECURED DEBIT AND FUTURE ADVANCES, the term "Secured debt" is also defined to include debt incurred under the First Equity Plus Agreement dated March 19, 1997 with Arnold Abrams and Mary Abrams as borrowers, and a maturity date of April 1, 2017 along with any extensions, renewals, modifications or substitutions in connection with that agreement.

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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 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 the Lender to retain 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 S. Gee
James S. Gee

X Patricia Gee
Patricia Gee

ACKNOWLEDGEMENT:

STATE OF Oregon, COUNTY OF Klamath } SS.
This instrument was acknowledged before me this 10 day of August
(individual) by James S. Gee and Patricia Gee
My commission expires:



Teresa M. Miles
(Notary Public)

EXHIBIT "A"

TRACT 15 of KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion of said TRACT 15 more particularly described as follows:

Beginning at the Southeast corner of said TRACT 15; thence North 89 degrees 52'00" West 166.37 feet; thence North 00 degrees 12'15" West 17.75 feet; thence South 89 degrees 52' 00" East 166.37 feet; thence South 00 degrees 12' 15" East 17.75 feet to the point of beginning.

Tax Acct. # 3909 002DB 03500 Key # 522054

State of Oregon, County of Klamath
Recorded 8/12/99, at 11:36 a. m.
In Vol. M99 Page 32523
Linda Smith,
County Clerk Fee \$ 20 - 11