

1999 AUG 31 AM 11:19

MTC 1396-1262
MODIFICATION OF MORTGAGE OR TRUST DEED

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THIS AGREEMENT, made and entered into this 25th day of AUGUST, 19 99 by and between
KEITH R. BERG

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

WITNESSETH: On or about the 22ND day of AUGUST, 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 \$ 81,900.00, payable in monthly installments with interest at the rate of 9.500 % 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 AUGUST 22, 19 97 conveying the following described real property, situated in the County of KLAMATH, State of OREGON to-wit:

LOT 190, RUNNING Y RESORT, PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

MODIFYING DEED OF TRUST RECORDED AUGUST 29, 1997 M97 PAGE

State of Oregon, County of Klamath
Recorded 8/31/99, at 11:19 a. m.
In Vol. M99 Page 35042
Linda Smith,
County Clerk Fee \$ 10.00

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 SEVENTY-SIX THOUSAND SEVEN HUNDRED THREE AND 71/100 *****
DOLLARS(\$ 76,703.71), 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 EIGHT HUNDRED FIFTY-SEVEN AND 99/100 *****
DOLLARS (\$ 857.99) each, INCLUDING interest on the unpaid balance at the rate of 9.500 % per annum. The first installment shall be and is payable on the 1ST day of OCTOBER, 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 SEPTEMBER, ~~1999~~ 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]
Signature of Borrower

South Valley Bank & Trust

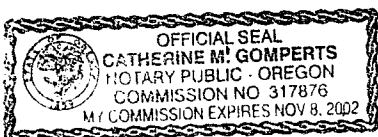
By: [Signature]
Authorized Signature

[Signature]
Signature of Borrower

State of Oregon
County of Jackson
Personally appeared the above named

Keith R Berg and Debra Berg

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



[Signature]
Notary Public for State of Oregon
My commission expires Nov 8, 2002