

MODIFICATION OF MORTGAGE OR TRUST DEED

2000 JAN 13 PM 3:50

THIS AGREEMENT, made and entered into this 10 day of JANUARY, 2000 by and between PAUL N. POETSCH AND FRANCES M. POETSCH

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

WITNESSETH: On or about the 17TH day of JUNE, 19 99, 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 \$ 239,950.00, payable in monthly installments with interest at the rate of 8.00 % 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 17, 19 99 conveying the following described real property, situated in the County of KLAMATH State of OREGON to-wit:

76 Lot 17, RUNNING Y RESORT, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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MODIFYING DEED OF TRUST RECORDED 6-17-99 AT M99 PAGE 23983 THIS MODIFICATION BEING RERECORDED TO CORRECT LEGAL DESCRIPTION.

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 \*\*TWO HUNDRED THIRTY-NINE THOUSAND NINE HUNDRED FIFTY AND NO/100\*\*\*\*\* DOLLARS(\$ 239,950.00 ), 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 \*\*ONE THOUSAND SEVEN HUNDRED SIXTY AND 67/100\*\*\*\*\* DOLLARS (\$1,760.67 ) each, INCLUDING interest on the unpaid balance at the rate of 8.00 % per annum. The first installment shall be and is payable on the FIRST day of MARCH, 2000 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 FEBRUARY, 2030. 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 (with handwritten signature)

South Valley Bank & Trust

By: (with handwritten signature) Authorized Signature

Signature of Borrower (with handwritten signature)

State of Oregon, County of Klamath Recorded 1/13/00, at 3:50 p.m. In Vol. M00 Page 1295

State of Oregon, County of Klamath Recorded 1/10/00, at 3:42 p.m. In Vol. M00 Page 920

State of OREGON County of KLAMATH

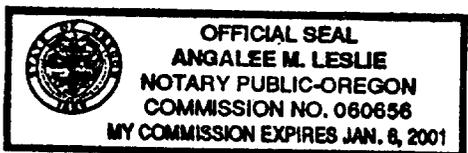
Linda Smith, County Clerk RR Fee \$ 5.00

Linda Smith, County Clerk Fee \$ 21.00

Personally appeared the above named Paul N. Poetsch and Frances M. Poetsch

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

(with handwritten signature) Notary Public for Oregon My commission expires Jan. 16, 2001



21-5 RR