

MTC 47938

Vol M00 Page 1300

LOAN MODIFICATION AGREEMENT

2000 JAN 13 PM 3: 50 Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 24 day of JUNE 1999, between ROBERT R. AND SHARON A. BOYER ("Borrower") and Security Bank ("Lender"), amends and supplements (1) the Deed of Trust (the "Security Instrument"), dated June 24, 1999 and recorded June 29, 1999 in Vol. M99 Page 25908 of the records of KLAMATH County, Oregon and (2) the Note bearing the same date, and secured by, the Security Instrument; which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at: 1406 CIRCLE BAR DRIVE, LAPINE, OREGON 97739

the real property described being set forth as follows: LOT 1 IN BLOCK 2 OF PLANT NO 1222, STAGE COACH ACRES, ACCORDING TO THE OFFICAL PLAT THEREOF ON FILE IN THE OFFICE OF COUNTY CLERK OF KLAMATH COUNTY, OREGON.

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

(1) As of January 1, 2000, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$100,000.00, consisting of the amount(s) loaned to the Borrower by the Lender and any interest capitalized to date.

(2) The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 7.3752%, from January 1, 2000. The Borrower promises to make monthly payments of principal and interest of U.S. \$ 693.89 beginning the 1st day of February 1, 2000, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on JULY 1, 2029 (the "Maturity Date"), the borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on the Maturity Date.

The Borrower will make such payments at P.O. Box 1140 Coos Bay, Oregon 97420 or at such other place as the Lender may require.

(3) If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in the Borrower is sold or transferred and the Borrower is not a natural person) without the Lender's prior written consent, the Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument.

If the Lender exercises this option, the Lender shall give the Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which the Borrower must pay all sums secured by this Security Instrument. If the Borrower fails to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on the Borrower.

(4) The Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:

(a) all terms and provisions of the Note and Security Instrument (if any) providing for implementing, or relating to, any change or adjustment in the interest payable under the Note; and

(b) all terms and provisions of any adjustable rate rider or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

After recording, return to
Security Bank
PO Box 1140
Coos Bay, OR 97420

Att:Sandi

26 p

(5) Nothing in this Agreement shall be understood or construed to be satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and the Borrower and Lender will be Bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

SECURITY BANK

By: Sandra L. Lileksi

Robert R. Boyer
ROBERT R. BOYER

Sharon A. Boyer
SHARON A. BOYER

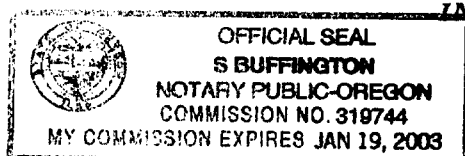
STATE OF OREGON,

County of Clackamas } ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 24 day of June, 1999, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Robert R. Boyer

known to me to be the identical individual..... described in and who executed the within instrument and acknowledged to me that he.....executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

S. Buffington
Notary Public for Oregon
My commission expires 1-19-2003

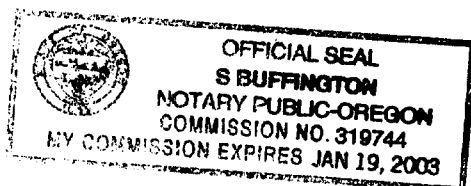
STATE OF OREGON,

County of Clackamas } ss.

FORM No. 23—ACKNOWLEDGMENT.
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Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 24 day of June, 1999, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Sharon A. Boyer

known to me to be the identical individual..... described in and who executed the within instrument and acknowledged to me that she.....executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

S. Buffington
Notary Public for Oregon
My commission expires 1-19-2003

State of Oregon, County of Klamath
Recorded 1/13/00, at 2:50 p.m.
In Vol. M00 Page 1300
Linda Smith,
County Clerk Fee \$ 26.00

STATE OF OREGON,

County of Coos } ss.

BE IT REMEMBERED, That on this 7th day of January, 192000, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Sandra L. Lileksi

known to me to be the identical individual..... described in and who executed the within instrument and acknowledged to me that she.....executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Katie Henderson
Notary Public for Oregon
My commission expires 3-9-01