

2001 FEB -1 AM 8:06

RECORDATION REQUESTED BY:

South Valley Bank & Trust
Commercial Branch
P O Box 5210
Klamath Falls, OR 97601

Vol M01 Page 4075

WHEN RECORDED MAIL TO:

South Valley Bank & Trust
Commercial Branch
P O Box 5210
Klamath Falls, OR 97601

Attn: *Cyndy*

SEND TAX NOTICES TO:

South Valley Bank & Trust
Commercial Branch
P O Box 5210
Klamath Falls, OR 97601

mtc 1396-2465

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated January 29, 2001, is made and executed between John S Anderson ("Grantor") and South Valley Bank & Trust, Commercial Branch, P O Box 5210, Klamath Falls, OR 97601 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated January 12, 1999 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Deed of Trust dated January 12, 1999, recorded January 13, 1999, Book M99, Page 1130 of real property records in Klamath County, Oregon.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in Klamath County, State of Oregon:

A tract of land situated in Sections 19 and 20, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Commencing at a 5/8 inch iron pin at the intersection of the Northerly right of way line of Joe Wright Road (county) with the Easterly right of way line of the Dalles-California Highway, U.S. 97 in the NE1/2 NE1/4 of Section 19, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, the true point of beginning; thence North 3 degrees 39' 00" East 568.68 feet to the point being a 1.2 inch iron pin; thence East 679.56 feet to a point being a 1/2 inch iron pin; thence South 789.22 feet to a 1/2 inch iron pin on the Northerly right of way line of Joe Wright Road; thence South 89 degrees 28' 26" West 272.50 feet along the Northerly right of way of Joe Wright Road to a 5/8 inch iron pin on the Northerly right of way line of Joe Wright Road; thence North 63 degrees 09' 52" West 496.60 feet along the Northerly right of way line of Joe Wright Road to a said 5/8 inch iron pin being the point of beginning.

The Real Property or its address is commonly known as 6445 Hwy 97 South, Klamath Falls, OR 97603.

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

Decrease line amount from \$180,000.00 to \$150,000.00, extend maturity date to March 1, 2001 and delete Dinah L. Anderson.

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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED JANUARY 29, 2001.

GRANTOR:

x *John S Anderson*
John S Anderson, Individually

LENDER:

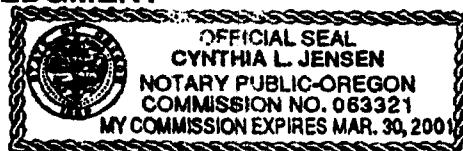
x *Dinah L. Anderson*
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF *Oregon*

COUNTY OF *Klamath*

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) SS
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On this day before me, the undersigned Notary Public, personally appeared John S Anderson, 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 *29th* day of *January*, 2001.

By *Cynthia L. Jensen*

Residing at *Klamath Falls*

Notary Public in and for the State of *Oregon*

My commission expires *3/30/2001*

LENDER ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Klamath) SS



On this 29th day of January, 20 01, before me, the undersigned Notary Public, personally appeared R. Click 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 mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By Cynthia L. Jensen Residing at Klamath Falls
Notary Public in and for the State of Oregon My commission expires 3/30/2001

[LASER PRO Lending, Reg. U.S. Pat. & T.M. OFF., Ver. 5.15.10.05 (c) Concentra 1997, 2001. All Rights Reserved. - OR FALPWIMCNFLPLUG202.FC TR-1101 PR-STON12]

State of Oregon, County of Klamath
Recorded 02/01/01, at 8:06 a.m.
In Vol. M01 Page 4075
Linda Smith,
County Clerk Fee \$ 26⁰⁰