

'02 MAR 5 AM 11:03

Vol M02 Page 13101MODIFICATION OF DEED OF TRUST
(Providing for Fixed Interest Rate)State of Oregon, County of Klamath
Recorded 03/05/2002 11:03a m.
Vol M02, Pg 13101-02
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

This Modification of Deed of Trust ("Agreement"), made this 28th day of November, 2001, between MARJORIE L STARKEY ("Borrower") and Umpqua Bank ("Lender"), amends and supplements (1) the Deed of Trust (the "Security Instrument"), dated 11/28/01 and recorded 12/06/01 in ** 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 there as the "Property" located at: 3222 CANNON AVENUE, KLAMATH FALLS, OR 97603.

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The real property described being set forth as follows: Lot 5, Block 2, FIRST ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon. In consideration of the mutual premises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note of Security Instrument):

(1) As of 06/01/02, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$67,500.00, 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 7.25% from 06/01/02. The Borrower promises to make monthly payments of Principal and interest of U.S.\$462.67 beginning the 1st day of JULY, 2002, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on 12/01/31 (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.

Return to: Umpqua Bank
PO Box 1140
Coos Bay, OR 97420
Attention: Cindy Jorgensen

STARKEY, MARJORIE L

LOAN NO. 6505044561

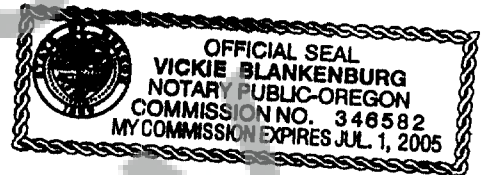
26 X

Marjorie L. Starkey
MARJORIE L. STARKEY

STATE OF *Oregon*
COUNTY OF *Klamath* } SS.

Witness my hand and official seal.

Walter Blankenburg



OFFICIAL SEAL
DEBRA A HATLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 352674
MY COMMISSION EXPIRES DEC. 5, 2005

Notary Public for Oregon
My commission expires
12-5-05