

02 MAR 20 PM 1:22

RECORDATION REQUESTED BY:

Washington Mutual Bank  
Bend Business Banking Center  
956 Northwest Bond Street  
P.O. Box 1226  
Bend, OR 97701

Vol M02 Page 16345

State of Oregon, County of Klamath

Recorded 03/20/2002 1:22 p.m.

Vol M02, Pg 16345

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 16347

WHEN RECORDED MAIL TO:

Washington Mutual Bank  
Bend Business Banking Center  
956 Northwest Bond Street  
P.O. Box 1226  
Bend, OR 97701

SEND TAX NOTICES TO:

Scott L. Runels  
Margie B. Runels  
HC 63 Box 305  
Chiloquin, OR 97624

C02-70

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated March 14, 2002, is made and executed between Scott L. Runels also known as Scott Lee Runels and Margie B. Runels, as tenants by the entirety, whose address is HC 63 Box 305, Chiloquin, OR 97624 ("Grantor") and Washington Mutual Bank, Bend Business Banking Center, 956 Northwest Bond Street, P.O. Box 1226, Bend, OR 97701 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated June 12, 2000 (the "Deed of Trust") which has been recorded in Klamath/Lake County County, State of Oregon, as follows:

Recorded June 19, 2000, in the Official Records of Klamath County, State of Oregon, Volume No. M00, Page 22123, as modified from time to time.

Recorded June 20, 2000, in the Official Records of Lake County, State of Oregon, Reel 37, File No. 816, Page 64, Book 120, as modified from time to time.

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

See attached Exhibit "A" attached hereto and by this reference incorporated herein.

The Real Property or its address is commonly known as \*\*NNA\*\*, Chiloquin/Christmas Valley, OR.

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

Pursuant to the execution of that certain Promissory Note of even date herewith, Grantor hereby agrees that the maturity date of the Deed is extended to March 15, 2003.

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 endorsers 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.

EXHIBIT "A". An exhibit, titled "Exhibit A", is attached to this Modification and by this reference is made a part of this Modification just as if all the provisions, terms and conditions of the Exhibit had been fully set forth in this Modification.

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 MARCH 14, 2002.

GRANTOR:

x Scott L. Runels  
Scott L. Runels, Individually

x Margie B. Runels  
Margie B. Runels, Individually

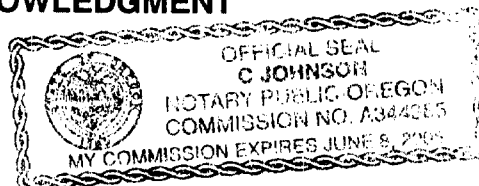
LENDER:

x Authorized Officer  
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGON  
COUNTY OF DESCHUTES

)  
) SS  
)



On this day before me, the undersigned Notary Public, personally appeared Scott L. Runels, 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.

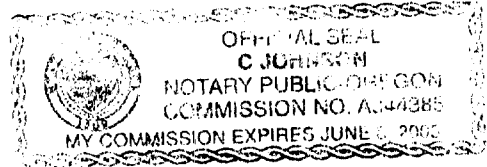
Given under my hand and official seal this 14th day of MARCH, 20 02.

By C. Johnson Residing at POWELL Butte

Notary Public in and for the State of OREGON My commission expires 6/8/05

K31

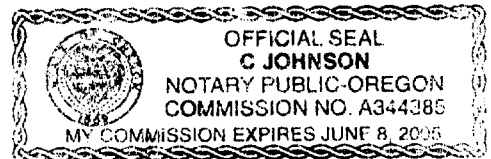
## INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGON  
COUNTY OF DESchutes)  
) SS  
)

On this day before me, the undersigned Notary Public, personally appeared **Margie B. Runels**, 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 14<sup>th</sup> day of MARCH, 20 02.  
By C Johnson Residing at POWELL Butte  
Notary Public in and for the State of OREGON My commission expires 6/8/05

## LENDER ACKNOWLEDGMENT

STATE OF OREGON  
COUNTY OF DESchutes)  
) SS  
)

On this 14<sup>th</sup> day of MARCH, 20 02, before me, the undersigned Notary Public, personally appeared JOHN CLARK and known to me to be the VP BBO, 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 C Johnson Residing at POWELL Butte  
Notary Public in and for the State of OREGON My commission expires 6/8/05

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Bend, OR 97701

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END TAX NOTICES TO:

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Margie B. Runels  
HC 63 Box 305  
Chiloquin, OR 97624

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EXHIBIT "A"

This EXHIBIT "A" is attached to and by this reference is made a part of the Modification of Deed of Trust, dated March 14, 2002, and executed in connection with a loan or other financial accommodations between WASHINGTON MUTUAL BANK and Scott L. Runels and Margie B. Runels.

LAKE COUNTY:

PARCEL 1: The SE ¼ and the E ½ of the SW ¼ of Section 32 in Township 27 South Range 16 East of the Willamette Meridian in Lake County, Oregon.

PARCEL 2: Government Lots 1, 2 and 3 and the S ½ of the NE ¼ and the N ½ of the SE ¼ and the SW ¼ of the SE ¼ of Section 5 in Township 28 South Range 16 East of the Willamette Meridian in Lake County, Oregon.

PARCEL 3: The SE ¼ of the NW ¼ and the SW ¼ of Section 5 in Township 28 South Range 16 East of the Willamette Meridian in Lake County, Oregon.

KLAMATH COUNTY:

PARCEL 1:

The S ½ SE ¼ NW ¼ of Section 31, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the Southern Pacific Railroad right of way.

PARCEL 2:

The S ½ N ½ SE ¼ NW ¼ of Section 31, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the Southern Pacific Railroad right of way.

PARCEL 3:

All that portion of the E ½ SW ¼ of Section 31, Township 30 South, Range 8 East of the Willamette Meridian, lying Easterly of the Southern Pacific Railroad, Klamath County, Oregon.

PARCEL 4:

All that portion of the N ½ N ½ SE ¼ NW ¼ of Section 31, Township 30 South, Range 8 East of the Willamette Meridian, lying Easterly of the Southern Pacific Railroad right of way, Klamath County, Oregon.

PARCEL 5:

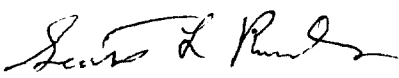
NW ¼ of the SE ¼ and government Lots 5, 6, 7 and 8 in Section 31, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

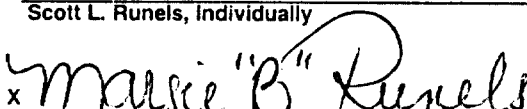
PARCEL 6:

That portion of the S ½ of Section 19, lying Southerly of the Silver Lake Road, and EXCEPTING THEREFROM that portion lying within the railroad right of way, in Township 31 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

THIS EXHIBIT "A" IS EXECUTED ON MARCH 14, 2002.

GRANTOR:

x   
\_\_\_\_\_  
Scott L. Runels, Individually

x   
\_\_\_\_\_  
Margie B. Runels, Individually

LENDER:

x   
\_\_\_\_\_  
Authorized Officer