

RECORDATION REQUESTED BY:

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

Vol M02 Page 73594

WHEN RECORDED MAIL TO:

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

State of Oregon, County of Klamath

Recorded 12/17/2002 2:59 p.m.

Vol M02, Pg 73594-96

Linda Smith, County Clerk

Fee \$ 46.00 # of Pgs 3

SEND TAX NOTICES TO:

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

MTL 1396-4527

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated November 21, 2002, is made and executed between PRAKASH J. PATEL and SHARMISTHA P. PATEL, as TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED 35 % INTEREST, PARESH J. PATEL and BINA P. PATEL, as TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED 35% INTEREST, PRAGNA J. PATEL, AS TO AN UNDIVIDED 15 % INTEREST, ULOOPI J. PATEL, AS TO AN UNDIVIDED 15 % INTEREST, ALL TENANTS IN COMMON ("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 April 15, 1992 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Recorded on April 16, 1992, Recorded in the office of the Klamath County Clerk, in Volume M92, Page 8095, Modified and Recorded on June 6, 1997, in the office of the Klamath County Clerk, in volume M97 page 17373, Modified and Recorded on April 20, 2000, in the office of the Klamath County Clerk, in volume M00 Page 13239, Modified and Recorded on June 21, 2002 in the office of the Klamath County Clerk, in Volume M02 Page 45683.

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

See Exhibit A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 75 Main St., Klamath Falls, OR 97601.

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

Extend the Maturity Date to June 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 endorser 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.

DEED OF TRUST. This Deed of Trust was executed in conjunction with the promissory note dated April 15, 1992, in the original principal amount of \$275,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The maturity date of the Note is June 15, 2003.

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 NOVEMBER 21, 2002.

GRANTOR:

x Prakash Patel
Prakash J. Patel, Individually

x Paresh J. Patel
Paresh J. Patel, Individually

x Bina P. Patel
Bina P. Patel, Individually

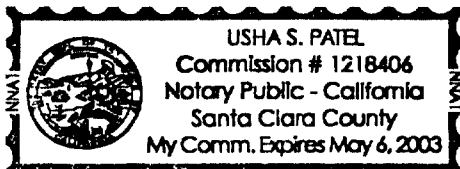
x Pragna J. Patel
Pragna J. Patel, Individually

x Uloopi J. Patel
Uloopi J. Patel, Individually

x Sharmistha P. Patel
Sharmistha P. Patel, Individually

LENDER:

x Heidi Brown
Authorized Officer

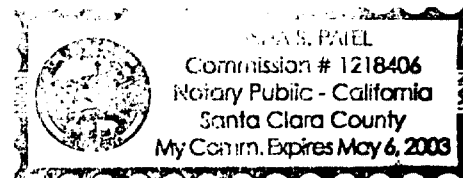


Handwritten signature/initials

31.00 + 15 M

INDIVIDUAL ACKNOWLEDGMENT

STATE OF California)
) SS
COUNTY OF Santa Clara)



On this day before me, the undersigned Notary Public, personally appeared Prakash J. Patel; Paresh J. Patel; Bina P. Patel; Pragna J. Patel; Uloopi J. Patel; and Sharmistha P. Patel, to me known to be the individuals described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this Tuesday day of November, 2002.

By Usha S. Patel Residing at 1510 N. 14th Street
Notary Public in and for the State of California My commission expires May 6, 2003

LENDER ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared _____ and known to me to be the _____ 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 _____ Residing at _____
Notary Public in and for the State of _____ My commission expires _____

73596

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 1, 2 and 3 and Easterly 58.5 feet of Lot 4, Block 21, ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND

Lot 1 and the Easterly 24 feet of Lot 2 of Block 22; also that part of Closed Center Street lying between Lot 1 of Block 22 and Lot 4 of Block 21, being the Southerly one-half of closed Center Street; also the Westerly 8 feet of Lot 4, Block 21; all being part of ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE REAL PROPERTY OR ITS ADDRESS IS COMMONLY KNOWN AS 75 MAIN STREET, KLAMATH FALLS, OREGON 97601. THE REAL PROPERTY TAX IDENTIFICATION NUMBER IS 3809-32BD TL 6800 & 3809-32 BD TL 6900



PRAKASH J. PATEL



PARESH J. PATEL




BINA P. PATEL



PRAGNA J. PATEL



ULOOPJI J. PATEL



SHARMISTHA P. PATEL