

04 DEC 23 AM 11:06

MTT-1390-4533

Vol M04 Page 87884

RECORDATION REQUESTED BY:

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

State of Oregon, County of Klamath
Recorded 12/23/04 11:06 a m
Vol M04 Pg 87884-86
Linda Smith, County Clerk
Fee \$ 46.00 # of Pgs 3

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

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

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST



THIS MODIFICATION OF DEED OF TRUST dated December 21, 2004, is made and executed between between Andrew Griffith and Melinda Griffith as Tenants By the Entirety ("Grantor") and South Valley Bank & Trust, whose address is 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 November 10, 2000 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Recorded on November 16, 2000 in Volume M00 on page 41467, Modified on November 26, 2001 and recorded December 3, 2001 in Volume M01 on page 61762, Modified on November 26, 2002 and recorded December 4, 2002 in Volume M02 on page 70478, Modified on December 15, 2003 and recorded December 22, 2003 in Volume M03 on page 92385 in the office of the County Clerk, Klamath County, Oregon.

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 Highway 39 and Matney Rd, Klamath Falls, OR 97603. The Real Property tax identification number is 4010-017700-0150-000

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

Renewal of an existing Line of Credit, and extend the maturity date to December 01, 2005.

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 DECEMBER 21, 2004.

GRANTOR:

x Andrew M Griffith
Andrew M Griffith

x Melinda Ann Griffith
Melinda Ann Griffith

LENDER:

SOUTH VALLEY BANK & TRUST

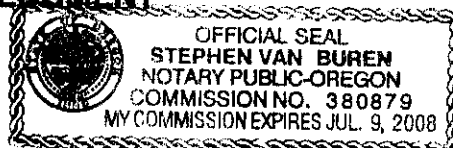
x Authorized Officer

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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 Andrew M Griffith and Melinda Ann Griffith, 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 22nd

day of December, 2004

By Stephen Van Buren

Residing at Klamath Falls

Notary Public in and for the State of Oregon

My commission expires July 9, 2008

3:00 am
+1500



MODIFICATION OF DEED OF TRUST
(Continued)

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LENDER ACKNOWLEDGMENT

STATE OF

Oregon

COUNTY OF

Klamath

) SS



On this 29th day of DECEMBER, 20 01, before me, the undersigned Notary Public, personally appeared STEPHEN MC CRACK and known to me to be the LOAN OFFICER

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

[Signature]
Notary Public in and for the State of OREGON

Residing at

Klamath Falls, Oregon 97601

My commission expires

5-11-2006

Griffith, Andrew M. & Melinda A.

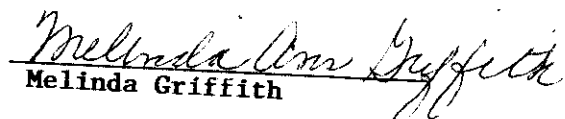
Legal Description:

A tract of land situated in the S1/2 SW1/4 and in Government Lot 4, Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 17, said point being South a distance of 1574.97 feet from the 5/8 inch iron pin marking the West one-fourth corner of said Section 17, said point being in the centerline of the County road known as the Elliott Road and said point being the Northwest corner of that strip of land as described in Deed volume 350, page 632, Klamath County Deed Records; thence South along the West line of said Section 17 and along the centerline of the Elliott Road a distance of 1066.63 feet to a 5/8 inch iron pin marking the Southwest corner of said Section 17, said point also being in the centerline of the County road known as Zuckerman Road; thence South 89 degrees 58' 45" East along the South line of said Section 17 and along the centerline of the Zuckerman Road a distance of 2770.00 feet; thence North parallel with the West line of said Section 17 a distance of 30.00 feet to a 5/8 inch iron pin on the North line of Zuckerman Road; thence continuing North a distance of 849.85 feet to a 5/8 inch iron pin; thence North 86 degrees 56' East a distance of 212.71 feet to a 5/8 inch iron pin; thence continuing North 86 degrees 56' East to the Westerly bank of Lost River; thence Northwesterly along the Westerly bank of Lost River to a point that bears North 86 degrees 56' East from the point of beginning, said point being the Northeasterly corner of that strip of land as described in deed volume 350, page 632, Klamath County Deed Records; thence following the Northerly line of said strip of land; South 86 degrees 56' West to a 5/8 inch iron pin that is North 86 degrees 56' East a distance of 2824.95 feet from the point of beginning; thence continuing South 86 degrees 56' West a distance of 2794.91 feet to a 5/8 inch iron pin on the East line of the Elliott Road; thence continuing South 86 degrees 56' West a distance of 30.04 feet to the point of beginning.

EXCEPTING road right of way along the West and South boundaries thereof.


Andrew Griffith


Melinda Griffith