

MTZ-1394-0831

05 APR 21 AM 10:40

RECORDATION REQUESTED BY:

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

Vol M05 Page 28095

State of Oregon, County of Klamath
Recorded 04/21/2005 10:49 a.m.
Vol M05 Pg 28095-96
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

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 January 5, 2005, is made and executed between between Owen N Matthews, whose address is 29595 Demeritt Rd., Malin, OR 97632 and Debra G Matthews, whose address is 29595 Demeritt Rd., Malin, OR 97632 ("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 July 7, 1993 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Deed of Trust dated July 7, 1993, recorded July 22, 1993 In Volume M93, Page 17856.

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

Beginning at a point marked by a P.K. Nail on the South line of said section 8, said point being South 89\degrees 50' 00" West 640.52 feet from the Southwest corner of said Section 8: thence continuing South 89\degrees 50' 00" West along said Section line, 186.00 feet to a P.K. Nail: thence North 00\degrees 34' 40" East 30.00 feet to a 5/8 inch iron pin on the Northerly right of way line of DeMerritt Road: thence continuing North 00\degrees 34' 40" East 377.08 feet to a 5/8 inch iron pin; thence North 89\degrees 50' 00" East 186.00 feet to a 5/8 inch iron pin; thence South 00\degrees 34' 40" West 377.08 feet to a 5/8 inch pin on the Northerly right of way line of said DeMerritt Road; thence continuing South 00\degrees 34' 40" West 30.00 feet to the point of beginning

The Real Property or its address is commonly known as 29595 De Merritt Road, Malin, OR 97632. The Real Property tax identification number is 4112-00800-01800

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

Extend maturity date to June 30, 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, 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 5, 2005.

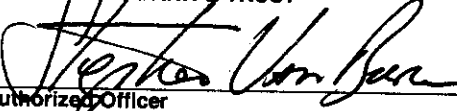
GRANTOR:

x 
Owen N Matthews

x 
Debra G Matthews

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

2600
mm



MODIFICATION OF DEED OF TRUST
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF

Oregon

COUNTY OF

Klamath

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On this day before me, the undersigned Notary Public, personally appeared Owen N Matthews and Debra G Matthews, 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

day of

January, 2005

By

Stephen Van Buren

Residing at

Klamath Falls

Notary Public in and for the State of

Oregon

My commission expires

July 9, 2008

LENDER ACKNOWLEDGMENT

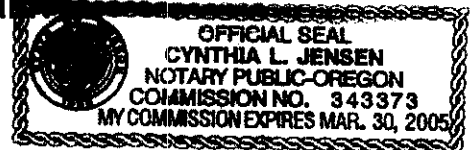
STATE OF

Oregon

COUNTY OF

Klamath

) SS



On this 6th day of January, 2005, before me, the undersigned Notary Public, personally appeared Stephen Van Buren 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

3/30/05