

05 JUN 13 AM 10:47

MTT - 1396-6994

RECORDATION REQUESTED BY:

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

Vol M05 Page 43861

State of Oregon, County of Klamath
Recorded 06/13/05 10:47a m
Vol M05 Pg 43861-62
Linda Smith, County Clerk
Fee \$ 56⁰⁰ # 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 June 10, 2005, is made and executed between between James A Borrer and Donna J Borrer, an estate in fee simple 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 May 26, 1998 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Recorded on June 2, 1998 in Volume M98, Page 18532, Re-recorded on February 2, 2001 in Volume M01, Page 4280, Modified May 18, 1999, recorded May 20, 1999 in Volume M99, page 20109, Modified June 7, 2000, recorded June 28, 2000 in Volume M00, Page 23490, Modified May 16, 2002, recorded May 31, 2002, Volume M02, Page 32036, Modified April 10, 2003, recorded April 14, 2003, Volume M03, Page 23219, Modified June 9, 2004, recorded June 16, 2004, Volume M04, Page 38779.

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

See See attached 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 5030 S 6th Street, Klamath Falls, OR 97603. The Real Property tax identification number is 3909-2DB-4200-521851 & 3909-2FN-4300-521803

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

Extend maturity date.

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.

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 JUNE 10, 2005.

GRANTOR:

BORROR ENTERPRISES, INC.

By: James A. Borrer
James A Borrer, President of Borrer Enterprises, Inc.

By: Donna Borrer
Donna Borrer, Secretary of Borrer Enterprises, Inc.

LENDER:

SOUTH VALLEY BANK & TRUST

X [Signature]
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
7300 am



MODIFICATION OF DEED OF TRUST
(Continued)

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CORPORATE ACKNOWLEDGMENT

STATE OF

Oregon

COUNTY OF

Klamath

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OFFICIAL SEAL
STEPHEN VAN BUREN
NOTARY PUBLIC-OREGON
COMMISSION NO. 380879
MY COMMISSION EXPIRES JUL. 9, 2008

On this 10th day of June, 2005, before me, the undersigned Notary Public, personally appeared **James A Borror, President; Donna Borror, Secretary of Borror Enterprises, Inc.**, and known to me to be authorized agents of the corporation that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By

[Signature]

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

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) SS

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OFFICIAL SEAL
LORI JANE THORNTON
NOTARY PUBLIC-OREGON
COMMISSION NO. 354887
MY COMMISSION EXPIRES MAY 11, 2006

On this 10th day of June, 2005, before me, the undersigned Notary Public, personally appeared **STEVE 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

[Signature]

Residing at

Klamath Falls, Oregon 97601

Notary Public in and for the State of

OREGON

My commission expires

5-11-2006