

mtc-70314

RECORDATION REQUESTED BY:

South Valley Bank & Trust
Commercial Bend Branch
572 SW Bluff Drive, Suite E
Bend, OR 97702

M06-00773

Klamath County, Oregon

01/13/2006 02:37:35 PM

Pages 2 Fee: \$26.00

WHEN RECORDED MAIL TO:

South Valley Bank & Trust
Commercial Bend Branch
572 SW Bluff Drive, Suite E
Bend, OR 97702

SEND TAX NOTICES TO:

C Corp
PO Box 638
Redmond, OR 97756

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST



THIS MODIFICATION OF DEED OF TRUST dated January 10, 2006, is made and executed between between C Corp, whose address is PO Box 638, Redmond, OR 97756 ("Grantor") and South Valley Bank & Trust, whose address is Commercial Bend Branch, 572 SW Bluff Drive, Suite E, Bend, OR 97702 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated July 8, 2005 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Recorded July 12, 2005 Volume M05, Page 53263.

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

Lot 1239, TRACT 1440, Ranchview Estates, First Addition, 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 Klamath Falls, OR 97601. The Real Property tax identification number is 3808-016A0-11300-000.

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

Increase drawdown LOC from \$219,177.00 to \$299,200.00. Current principal balance is \$219,177.00.

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.

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 10, 2006.

GRANTOR:

C CORP

By:

George Werner, Secretary of C Corp

LENDER:

SOUTH VALLEY BANK & TRUST

X

Authorized Officer

CORPORATE ACKNOWLEDGMENT

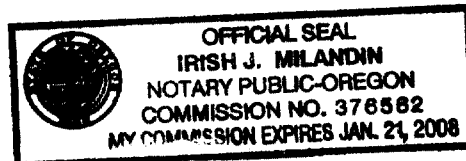
STATE OF OREGON

COUNTY OF DESCHUTES

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On this 12th day of JANUARY, 20 06, before me, the undersigned Notary Public, personally appeared George Werner, Secretary of C Corp, and known to me to be an authorized agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Irish J. Milandin, IRISH J. MILANDIN

Residing at BEND, OR

Notary Public in and for the State of OREGON

My commission expires 1/21/08

26.00



MODIFICATION OF DEED OF TRUST
(Continued)

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LENDER ACKNOWLEDGMENT

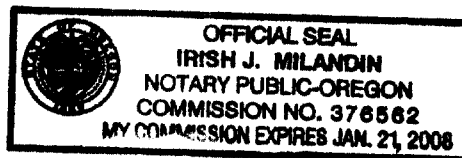
STATE OF OREGON

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COUNTY OF DESCUTES

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On this 12th day of JANUARY, 20 06, before me, the undersigned Notary Public, personally appeared DAVE HUCKINS and known to me to be the VP

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] IRISH MILANDIN
Notary Public in and for the State of OREGON

Residing at BEND, OR
My commission expires 1/21/06