

MTCT 227-LN

2008-001915

Klamath County, Oregon

RECORDATION REQUESTED BY:

PremierWest Bank
Redmond-Nolan Town Center
875 SW Rimrock Way, Suite 100
Redmond, OR 97756



00040114200800019150020026

02/14/2008 03:13:59 PM

Fee: \$26.00

WHEN RECORDED MAIL TO:

PremierWest Bank
Redmond-Nolan Town Center
875 SW Rimrock Way, Suite 100
Redmond, OR 97756

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 25, 2008, is made and executed between C CORP, AN OREGON CORPORATION, WHO ACQUIRED TITLE AS C CORP, INC., AN OREGON CORPORATION ("Grantor") and PremierWest Bank, whose address is Redmond-Nolan Town Center, 875 SW Rimrock Way, Suite 100, Redmond, OR 97756 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated December 6, 2006 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Original Deed of Trust in the principal amount of \$350,000.00 recorded as Document No. 2006-024389 on December 8, 2006 in the Official Records of Klamath County, State of Oregon.

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

Lot 701, RUNNING Y RESORT, PHASE 8, 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 10317 Merlin Way, Lot 701, Klamath Falls, OR 97601. The Real Property tax identification number is 3808-016A0-00600-000.

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

It is hereby agreed to extend the maturity date from December 6, 2007 to June 6, 2008.

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.

CROSS-COLLATERALIZATION. In addition to the Note, the Deed of Trust secures all obligations, debts and liabilities, plus interest thereon, of grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

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 25, 2008.

GRANTOR:

C CORP.

By:

Charles "Chuck" L. Koon, President of C Corp.

By:

George L. Werner, Secretary/Treasurer of C Corp.

LENDER:

PREMIERWEST BANK

X

Authorized Officer

2644T

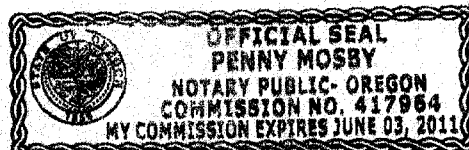
MODIFICATION OF DEED OF TRUST
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CORPORATE ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Deschutes

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On this 31 day of January, 20 08, before me, the undersigned Notary Public, personally appeared Charles "Chuck" L. Koon, President 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.

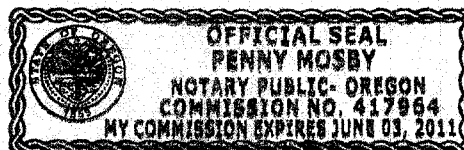
By Penny Mosby
Notary Public in and for the State of Oregon

Residing at 3867 Northwest Way
My commission expires 06/03/2011

CORPORATE ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Deschutes

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On this 31 day of January, 20 08, before me, the undersigned Notary Public, personally appeared George L. Werner, Secretary/Treasurer 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.

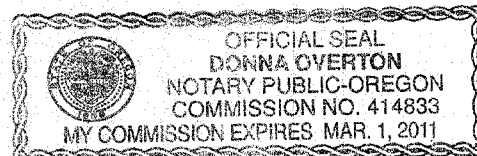
By Penny Mosby
Notary Public in and for the State of Oregon

Residing at 3867 Northwest Way
My commission expires 06/03/2011

LENDER ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Deschutes

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On this 31st day of January, 20 08, before me, the undersigned Notary Public, personally appeared Robert Dyer and known to me to be the Vice President, authorized agent for PremierWest Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of PremierWest Bank, duly authorized by PremierWest Bank 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 in fact executed this said instrument on behalf of PremierWest Bank.

By Donna Overton
Notary Public in and for the State of Oregon

Residing at Redmond
My commission expires 3-1-2011