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FILED
SKAMANIA CO. TITLE

FEB 7 3 00 PM '97

GARY H. OLSON

LOAN MODIFICATION AGREEMENT

LOAN NUMBER Old #03-01502137 New #14-302137-E

This agreement made and entered into this 15 day of January, 1997, by and between RIVERVIEW SAVINGS BANK FSB, (hereinafter called "Lender"), and Halvorson-Mason Corporation an Oregon Corporation (Hereinafter called "Owner(s)")**WITNESSETH:**WHEREAS, Lender loaned Halvorson-Mason Corporation an Oregon Corporation
(Name of Original Borrower(s))

the sum of one hundred twenty thousand and no/100 dollars (\$120,000.00) as evidenced by a note and mortgage (the term "mortgage" includes a Deed of Trust) executed and delivered on December 06, 1995, which mortgage is duly recorded under Auditor's File No. #124053 in the public records in the jurisdiction where the mortgaged property is located which note and mortgage are hereby incorporated herein as part of this instrument; and

WHEREAS, the undersigned owner of said premises has found it necessary and does hereby request a modification of the terms of said loan for the following reasons:

To alleviate the necessity of refinancing this loan on the part of the owner and to extend the maturity date on the original note dated December 06, 1995, from January 01, 1997 to June 01, 1997.
NOTWITHSTANDING, all other terms and conditions remain unchanged.

and

WHEREAS, the parties desire to restate the modified terms of said loan so that there shall be no misunderstanding of the matter;

THEREFORE, it is hereby agreed that, in consideration of the reasons stated above, as of the date of this agreement the unpaid balance of said indebtedness is one hundred twenty thousand and no/100 dollars (\$120,000.00), all of which the undersigned promises to pay with interest at 10.250% per annum until paid and that the same shall be payable interest only, (\$ interest only) per month beginning on the 1st of January 97. To be applied first to principal and balance (which estimated sum may be adjusted as necessary) and that in all other respects said mortgage contract shall remain in full force and effect.

* Subject to Terms of Note

Dated: January 15, 1997

HALVORSON-MASON CORPORATION

(Corporate Mortgagee)

By Carl Halvorson (President)By Carl Halvorson (Individual)

RIVERVIEW SAVINGS BANK, FSB

(Corporate Mortgagee)

By Karen M. Nelson (Vice President)By Shirley A. DuPaul (Assistant Vice President)STATE OF WASHINGTON
COUNTY OF SKAMANIAOn this 15th day of January, 1997, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Carl Halvorson to me known to be the President respectively, of Halvorson-Mason Corporation an Oregon Corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation. Witness my hand and official seal hereto affixed the day and year first above written.

COUNTY OF CLARK

On this 15 day of January, 1997, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Karen M. Nelson and Shirley A. DuPaul to me known to be the Vice President and Assistant Vice President respectively, of Riverview Savings Bank, FSB the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation. Witness my hand and official seal hereto affixed the day and year first above written.Notary Public in and for the State of Washington Oregon
Residing at Sherwood, OR
My Commission Expires: 11-09-97Notary Public in and for the State of Washington
Residing at Washington
My Commission Expires: 11-09-97

RECEIVED
FEB 10 1997
CLERK OF COURT
CLARK COUNTY
WASHINGTON