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mrc 1396-2395

Vol 91 Page 4463

**LINE OF CREDIT MORTGAGE  
MODIFICATION OF DEED OF TRUST AND ADVANCELINE  
VARIABLE RATE LINE OF CREDIT AGREEMENT  
DATED March 11, 19 91**

BETWEEN: First Interstate Bank of Oregon, N.A. ("Bank") whose address is  
601 Main St., Klamath Falls, OR 97601

AND: James F. Gansberg and Jeannette L. Gansberg ("Borrower") whose address is  
Lake of The Woods, Oregon

**RECITALS:**

Borrower and Bank are parties to a January 27, 19 89 AdvanceLine Variable Rate Line of Credit Agreement ("Agreement").

Indebtedness owing by Borrower to Bank pursuant to the Agreement is secured by a January 27, 19 89 Deed of Trust ("Trust Deed") executed by Borrower as Grantor in favor of Bank as Beneficiary and conveying to the Trustee named therein the following described real property in Klamath County, Oregon:  
Lot 11 Block D Lake of the Woods, Oregon.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an acknowledgment only, and has not examined it for validity and sufficiency or as to its effect upon the title to any real property that may be described therein.

The Trust Deed was recorded February 1, 19 89 in Klamath County, Oregon Mortgage Records as Page 1991 of ~~File~~ Book (strike one) M89.

The credit limit under Agreement is \$ 25,000.00 and Borrower has asked Bank to increase it to \$ 32,000.00.

Bank is agreeable to the increase provided:

- (i) the Trust Deed secures the increased credit limit; and
- (ii) If the corresponding Annual Percentage Rate provided in the Agreement is not the corresponding Annual Percentage Rate currently applicable to Borrower's type of account, the corresponding Annual Percentage Rate provided in the Agreement is changed to the current corresponding Annual Percentage Rate.

**AGREEMENT:**

1. Agreement is amended to provide for a \$ 32,000.00 credit limit.
2. Trust Deed is amended by increasing to \$ 32,000.00 the principal amount of indebtedness incurred pursuant to the Agreement that Trust Deed secures.
3. If the Trust Deed does not already have the words "LINE OF CREDIT MORTGAGE" at the top, the Trust Deed is amended by adding "LINE OF CREDIT MORTGAGE" at the top.
4. ☐ The Agreement is amended to provide that your corresponding Annual Percentage Rate for each day of any billing cycle is \_\_\_\_\_ % above the Bank's Prime Rate which was in effect on the first day of the preceding calendar month.
- ☒ Your corresponding Annual Percentage Rate is as provided in the Agreement.
5. Borrower will be paying upon signing this modification the following fees:  
Modification Fee **FINANCE CHARGE** \$ 25.00  
Modification recording fees \$ 8.00
6. Except as herein modified in the manner and on the terms and conditions hereinabove stated, the Agreement and Trust Deed shall be and remain in full force and effect, with all the terms and conditions of which Borrower does agree to comply in the same manner and to the same extent as though the provisions thereof were in all respects incorporated herein and made a part of this Agreement.
7. By signing below Borrower is agreeing to this modification and acknowledging that Borrower has received a copy of it.

**RETURN TO:**

FIRST INTERSTATE BANK OF OR  
601 Main Street  
Klamath Falls, OR 97601

FIRST INTERSTATE BANK OF OREGON, N.A.

By Craig Krug  
TITLE: C. Krug Assistant Manager

BORROWER James F. Gansberg

BORROWER Jeannette L. Gansberg

State of Oregon )

County of Klamath ) ss:

19 91 The foregoing instrument was acknowledged before me this 11 day of March, 19 91, by James F. Gansberg and Jeannette L. Gansberg of FIRST INTERSTATE BANK OF OREGON, N.A., a national banking association, on behalf of this association.

[Signature]  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES: 11-01-1993

State of Oregon )

County of Klamath ) ss:

19 91 The foregoing instrument was acknowledged before me this 11 day of March, 19 91, by James F. Gansberg and Jeannette L. Gansberg

[Signature]  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES: 11-01-1993

ALC-19 3-90

(Use only for modification of AdvanceLine ALC-6 and ALC-8)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 13th day  
of March A.D., 19 91 at 9:10 o'clock AM., and duly recorded in Vol. M91,  
of Mortgages on Page 4463.

Evelyn Biehn County Clerk

FEE \$13.00

By Christine M. Mendenhall