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LINE OF CREDIT MORTGAGE
MODIFICATION OF DEED OF TRUST AND ADVANCELINE AGREEMENT

DATED May 10, 19 93

BETWEEN: First Interstate Bank of Oregon, N.A. ("Lender") whose address is 2809 South Sixth St., Klamath Falls, Or 97603

AND: Lance & Kem Watson ("Borrower") whose address is Rt 1 Box 786, Bonanza, OR 97623

RECITALS:

Borrower and Lender are parties to a June 11, 19 91 AdvanceLine Agreement ("Agreement").
 Indebtedness owing by Borrower to Lender pursuant to the Agreement is secured by a June 11th, 19 91 Deed of Trust ("Trust Deed") executed by Borrower as Grantor in favor of Lender as Beneficiary and conveying to the Trustee named therein the following described real property in Klamath County, Oregon:

The Trust Deed was recorded June 11, 19 91 in Klamath County, Oregon Mortgage Records as Page _____ of Reel/Book (strike one) _____.

The credit limit under Agreement is \$ 12,000.00 and Borrower has asked Lender to increase it to \$ 15,000.00.

Lender 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 increased credit limit, 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 \$ 15,000.00 credit limit.
2. Trust Deed is amended by:
 - (i) Changing the language of (b) of the "LINE OF CREDIT MORTGAGE" paragraph to read: "The maximum amount to be advanced pursuant to this credit agreement is \$ 15,000.00." and
 - (ii) Changing the credit limit amount in the "Credit Agreement" paragraph to \$ 15,000.00.
3. ☒ The Agreement is amended to provide that your corresponding Annual Percentage Rate for each day of any billing cycle is 3.00 % above the Prime Rate in the Wall Street Journal "Money Rates" table ("Index") which was in effect on the first day of the preceding calendar month. When a range of rates has been published, the Index is the highest rate.
- ☐ Your corresponding Annual Percentage Rate is as provided in the Agreement.
4. Borrower will be paying upon signing this modification the following fees:
 Modification Fee **FINANCE CHARGE** \$ 25.00
 Modification recording fees \$ 10.00
5. 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.
6. By signing below Borrower is agreeing to this modification and acknowledging that Borrower has received a copy of it.

FIRST INTERSTATE BANK OF OREGON, N.A.

By Janet Buckalew
 TITLE: **BRANCH SERVICE MANAGER**

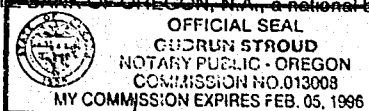
Lance Watson
 BORROWER

Kem Watson
 BORROWER

State of Oregon)
) ss:
 County of KLAMATH)

The foregoing instrument was acknowledged before me this 11TH day of MAY, 19 93, by JANET BUCKALEW

of FIRST INTERSTATE BANK OF OREGON, N.A., a national banking association, on behalf of this association.



State of Oregon)
) ss:
 County of)

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____, by _____.

Georun Stroud
 NOTARY PUBLIC FOR THE STATE OF OREGON
 MY COMMISSION EXPIRES **FEB. 5, 1996**

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 12th day
of May A.D., 19 93 at 11:26 o'clock A M., and duly recorded in Vol. M93
of Mortgages on Page 10622.

FEE \$15.00

Evelyn Biehn - County Clerk

By Pauline Mueller