

When recorded, return to:
 Portland Teachers Credit Union
 Lending Services
 PO Box 3750
 Portland, OR 97208-3750
 (503) 273-1737

State of Oregon, County of Klamath
 Recorded 02/15/2002 3:17 P m.
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 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

'02 FEB 15 PM 3:17

K57847

MODIFICATION OF TRUST DEED

"Member"

Leona Montagna Conwell and Donald Conwell
11616 Sun Forest Drive
LaPine, Oregon 97739

The parties have entered into a trust deed, in which Portland Teachers Credit Union is the beneficiary and Member is the grantor, dated October 19th, 2000, and recorded in the records of Klamath County, State of Oregon, at Book/Reel M00, Page/Image 38923/Recording No. .

The trust deed covers the following described real property:

"See original trust deed for legal description"

Lot 8, Block 5, Sun Forest Estates, Tract 1060, according to the official plat thereof on file on the office of the County Clerk of Klamath County, Oregon

The parties wish to modify this trust deed in the following manner: (Put a check next to those numbers which apply:)

☒ (1) By decreasing the amount secured by this trust deed from \$35,000.00 to \$11,000.00.

☐ (2) The loan secured by this trust deed is being converted from a:
 (loan type) interest rate % to:
 (loan type) interest rate %

You have selected a:

☐ Fixed rate Plan.

☐ Variable Rate Plan. The Annual Percentage Rate will be variable at Prime Rate as published in the Wall Street Journal on the 10th of the month (or the next business day if the 10th falls on a weekend) plus % and is subject to change on the 21st of the month.

☒ (3) The Deed of Trust secures (check applicable loan type):

☒ **Line of Credit.** A revolving line of credit which obligates Credit Union to make advances to Grantor in the maximum principal amount at any one time of \$11,000.00 until the Agreement is terminated or suspended or if advances are made up to the maximum credit limit, and Grantor complies with the terms of the Agreement dated October 19th, 2000. (In Oregon, for purposes of ORS 88.110, the maximum term of the Agreement, including any renewals or extensions, is 30 years from the date of the Agreement.) Funds may be advanced by Credit Union, repaid by Grantor, and subsequently readvanced by Credit Union in accordance with the Agreement. Notwithstanding the amount outstanding at any particular time, this Deed of Trust secures the total indebtedness under the Agreement. The unpaid balance of the line of credit under the Agreement will remain in full force and effect notwithstanding a zero outstanding balance on the line from time to time. Any principal advance under the line of credit that exceeds the amount shown above as the principal amount of the Agreement will not be secured by this Deed of Trust.

K26

- ☐ **80% Home Equity Loan.** A home equity loan in the maximum principal amount of \$_____ under the terms of the Agreement. (In Oregon, for purposes of ORS 88.110, the maximum term of the Agreement, including renewals or extension, is 30 years from the date of the Agreement.) To the extent of repayment, Grantor may request subsequent loan advances subject to Credit Union's credit and security verification.
- ☐ **100% Home Equity Loan.** A home equity loan in the maximum principal amount of \$_____ under the terms of the Agreement. (In Oregon, for purposes of ORS 88.110, the maximum term of the Agreement, including renewals or extensions, is 30 years from the date of the Agreement.) To the extent of repayment, Grantor may request subsequent loan advances subject to Credit Union's credit and security verification.

In all other respects, the Trust Deed shall remain in full force and effect.

Executed this 25th day of January, 2002.

PORTLAND TEACHERS CREDIT UNION

BY

Paula Marie Hepner
"Credit Union"

Leona Montagna Conwell
"Member"

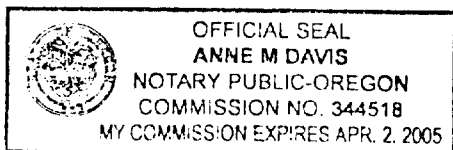
Donald L. Conwell
"Member"

State of Oregon

County of Multnomah

January 25th, 2002.

Personally appeared Paula Marie Hepner who, being duly sworn, did say that (s)he is the Lending Services Coordinator of Portland Teachers Credit Union and that said instrument was signed and sealed in behalf of said Credit Union by authority of its Board of Directors; and that said instrument is his/her voluntary act and deed.



Before Me:

Notary Public for State of Oregon

My Commission expires: 4/2/05

Residing at: Drain

State of Oregon.

County of Multnomah.

January 25th, 2002.

Personally appeared the above named Leona Montagna Conwell and Donald Conwell and acknowledge the foregoing instrument to be their voluntary act and deed.

Before Me:

Notary Public for State of Oregon

My Commission expires: Nov 17, 2004

Residing at: Sunriver

Member # 718024-160

