

04 FEB 4 PM 2:28

RECORDATION REQUESTED BY:

Klamath First Federal Savings & Loan Association
Campus Branch
2420 Dahlia Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 02/04/2004 2:28 p m

Vol M04 Pg 6864-65

Linda Smith County Clerk

Fee \$ 3.00 # of Pgs 2

WHEN RECORDED MAIL TO:

Klamath First Federal
Consumer Loan Center 2nd Floor
714 Main Street
Klamath Falls, OR 97601

SEND TAX NOTICES TO:

Barbara J Lockrem
2825 Berkley St
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

ATE 15103

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated February 4, 2004, is made and executed between Barbara J Lockrem, a Married Woman. ("Grantor") and Klamath First Federal Savings & Loan Association, Campus Branch, 2420 Dahlia Street, Klamath Falls, OR 97601 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated August 15, 2001 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Deed of Trust dated August 15, 2001, recorded in Klamath County as follows: recorded August 15, 2001, Book M-01, Page 41213.
Modification of Deed of Trust dated October 4, 2002, recorded in Klamath County as follows: recorded October 4, 2002, Book M-02, Page 56908.

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

Lots 5 and 6, Block 14, KLAMATH LAKE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The Real Property or its address is commonly known as 2825 Berkley St, Klamath Falls, OR 97601. The Real Property tax identification number is R437423

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

Increase existing line of credit from \$19,000.00 to \$27,000.00.

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 endorsers 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.

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 FEBRUARY 4, 2004.

NOTICE TO THE GRANTOR: Do not sign this loan agreement before you read it. This loan agreement provides for the payment of a penalty if you wish to repay the loan prior to the date provided for repayment in the loan agreement.

GRANTOR:

x Barbara J Lockrem
Barbara J Lockrem

LENDER:

x Linda Smith
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF Klamath

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) SS
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On this day before me, the undersigned Notary Public, personally appeared Barbara J Lockrem, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 4th day of FEBRUARY, 2004.

By Wes Spahn Residing at Klamath

Notary Public in and for the State of OREGON My commission expires 11/20/07

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LENDER ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 20_____, before me, the undersigned Notary Public, personally appeared _____ and known to me to be the _____, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender 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 that the seal affixed is the corporate seal of said Lender.

By _____ Residing at _____
Notary Public in and for the State of _____ My commission expires _____