

04 FEB 20 AM 11:05

NT- 1394-5747

RECORDATION REQUESTED BY:

South Valley Bank & Trust
Commercial Branch
P O Box 5210
Klamath Falls, OR 97601

Vol M04 Page 09747

WHEN RECORDED MAIL TO:

South Valley Bank & Trust
Commercial Branch
P O Box 5210
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 02/20/2004 11:25 a m
Vol M04 Pg 9747-49
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

SEND TAX NOTICES TO:

South Valley Bank & Trust
Commercial Branch
P O Box 5210
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated January 22, 2004, is made and executed between Owen N Matthews, whose address is 29595 Demerritt Rd., Malin, OR 97632 and Debra G Matthews, whose address is 29595 Demerritt Rd., Malin, OR 97632 ("Grantor") and South Valley Bank & Trust, Commercial Branch, P O Box 5210, Klamath Falls, OR 97601 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated November 1, 2000 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Deed of Trust dated November 1, 2000 recorded November 30, 2000 in Book M00 at page 43171.

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

a tract of land situated in the SE 1/4 of the SE 1/4 of Section 8, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marked by a P.K. Nail on the South line of said Section 8, said point being South 89 degrees 50' 00" West 640.52 feet from the Southeast corner of said Section 8; thence continuing South 89 degrees 50' 00" West along said Section line, 186.00 feet to a P.K. Nail; thence North 00 degrees 34' 40" East 30.00 feet to a 5/8 inch Iron pin on the Northerly right of way line of Demerritt Road; thence continuing North 00 degrees 34' 40" East 377.08 feet to a 5/8 inch Iron pin; thence North 89 degrees 50' 00" East 186.00 feet to a 5/8 inch Iron pin; thence South 00 degrees 34' 40" West 377.08 feet to a 5/8 inch Iron pin on the Northerly right of way line of said Demerritt Road; thence continuing South 00 degrees 34' 40" West 30.00 feet to the point of beginning.

The Real Property or its address is commonly known as 29595 Demerritt Road, Malin, OR 97632.

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

Extend maturity date to April 1, 2004.

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 JANUARY 22, 2004.

GRANTOR:

x Owen N Matthews

x Debra G Matthews

LENDER:

x Authorized Officer

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____)

) SS

COUNTY OF _____)

On this day before me, the undersigned Notary Public, personally appeared Owen N Matthews and Debra G Matthews, to me known to be the individuals described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this _____ day of _____, 20____.

By see attached

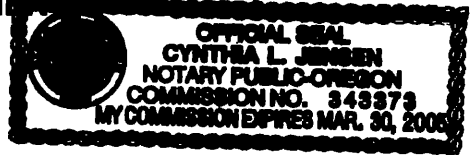
Residing at _____

Notary Public in and for the State of _____

My commission expires _____

3/10

LENDER ACKNOWLEDGMENT



STATE OF Oregon

)

COUNTY OF Clatsop

) SS

)

On this 27th day of January, 20 04, before me, the undersigned Notary Public, personally appeared Steve Van Buren and known to me to be the Loan Officer 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 Cynthia L. Jensen

Residing at Clatsop Falls

Notary Public in and for the State of Oregon

My commission expires 3/30/05

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Siskiyou

} ss.

On 1-27-04 before me, Roseanne Bell Notary Public

Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Debra G. & Owen V. Matthews

Name(s) of Signer(s)

- ☒ personally known to me
☐ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Roseanne Bell

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: Modification of Deed of TrustDocument Date: 1-27-04 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

