

04 MAY 21 AM 11:12

104-85

Vol M04 Page 32325

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 05/21/2004 11:12 AM
Vol M04 Pg 32325-26
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

725860-160

MODIFICATION OF TRUST DEED

Member

Jeff Groom
25050 South Slipeasy Boulevard
Keno, OR 97627

The parties have entered into a trust deed, in which Portland Teachers Credit Union is the beneficiary and Member is the grantor, dated 08-01-2001, and recorded in the records of Klamath County, State of Oregon, at Book/Reel M-01, Page/Image 39857/Recording No. ____.

The trust deed covers the following described real property:

See original trust deed for legal description

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

☒ (1) By increasing the amount secured by this trust deed from \$40,000.00 to \$51,500.00.

☐ (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 \$51,500.00 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 08-01-2001. (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.

Rev 05/15/02

First American Title Accommodation
Recording Assumes No Liability

FATCO ELS NO. 85 2070

26F

- ☐ **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 17th day of May, 2004.

PORTLAND TEACHERS CREDIT UNION

BY [Signature]
Credit Union

[Signature]
Jeff Groom Member
Member

State of Oregon

County of Yamhill

May 17, 2004.

Personally appeared Greg Smit who, being duly sworn, did say that (s)he is the Manager 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.



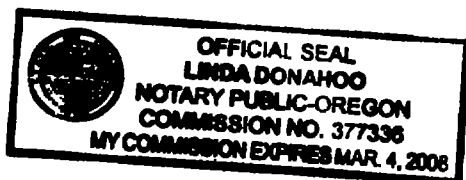
State of Oregon.

County of Yamhill.

Before Me: Linda Donahoo
Notary Public for State of Oregon
My Commission expires: 3-4-08
Residing at: McMinnville, OR

May 17, 2004.

Personally appeared the above named Jeff Groom and acknowledge the foregoing instrument to be his voluntary act and deed.



Before Me: Linda Donahoo
Notary Public for State of Oregon
My Commission expires: 3-4-08
Residing at: McMinnville