

04 OCT 21 PM 3:22

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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 10/21/04 3:22 P m
 Vol M04 Pg 72004-05
 Linda Smith, County Clerk
 Fee \$ 26 # of Pgs 2

653160-160

1st 604-156

MODIFICATION OF TRUST DEED**Member**

Mark Miller and Kimberlee K Miller as tenants by the entirety
521 Hillside Ave
Klamath Falls, OR 97601

The parties have entered into a trust deed, in which Portland Teachers Credit Union is the beneficiary and Member is the grantor, dated March 8, 2004, and recorded in the records of Klamath County, State of Oregon, at Book/Reel M04, Page/Image 14282/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 \$37,000.00 to \$65,000.00.

☐ (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 \$_____ 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 _____. (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.

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- ☐ **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 \$65,000.00 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 18 day of October, 2004.

PORTLAND TEACHERS CREDIT UNION

BY Cecile Wood
Credit Union

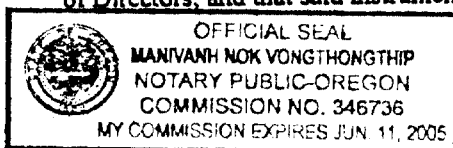
Mark Miller Member
Kimberlee K Miller Member

State of Oregon

County of Multnomah

10-18, 2004.

Personally appeared Cecile Wood 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.



Before Me: Manivanh Nok Vongthongthip
Notary Public for State of Oregon
My Commission expires: June 11, 2005
Residing at: 1615 SW 1st St

State of Oregon

County of Klamath

_____, 2004.

Personally appeared the above named Mark Miller and Kimberlee K Miller and acknowledge the foregoing instrument to be their voluntary act and deed.



Before Me: Emily Coe
Notary Public for State of Oregon
My Commission expires: April 21, 2008
Residing at: Klamath County

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