

mtc-1396-7886

RECORDATION REQUESTED BY:

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

M05-70589

Klamath County, Oregon

12/07/2005 02:46:53 PM

Pages 3 Fee: \$81.00

WHEN RECORDED MAIL TO:

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

attn: Cindy

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 September 8, 2005, is made and executed between 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, whose address is 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 July 7, 1993 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Deed of Trust dated July 7, 1993, recorded July 22, 1993 in Volume M93, Page 17856, modified December 16, 1993 and recorded January 3, 1994 in Volume M94 on page 91, modified October 6, 1995 and recorded November 2, 1995 in Volume M95 on page 30048, modified September 26, 1996 and recorded October 2, 1996 in Volume M96 on page 31261, modified November 25, 1997 and recorded December 5, 1997 in Volume M97 on page 39627, modified January 26, 1999 and recorded February 10, 1999 in Volume M99 on page 4855, modified November 29, 1999 and recorded December 8, 1999 in Volume M99 on page 48336, modified November 10, 2000 and recorded December 8, 1999 in Volume M00 on page 43177, modified February 28, 2002 and recorded March 4, 2002 in Volume M02 on page 13007-08, modified October 1, 2003 and recorded October 7, 2003 in Volume M03 on page 74788-89, modified January 5, 2005 and recorded April 21, 2005 in Volume M05 on page 28095-96

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

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 Southwest 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 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 De Merritt Road, Malin, OR 97632. The Real Property tax identification number is 4112-00800-01800

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

Extend maturity date to July 31, 2006.

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 SEPTEMBER 8, 2005.

GRANTOR:

X 
Owen N Matthews

X 
Debra G Matthews

LENDER:

SOUTH VALLEY BANK & TRUST

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.

31.00
+50.00



MODIFICATION OF DEED OF TRUST
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon

COUNTY OF Klamath

)
) SS
)



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 9th day of September, 2005.

By [Signature]

Residing at Klamath Falls Or

Notary Public in and for the State of Oregon

My commission expires 7/9/2008

STATE OF OREGON,

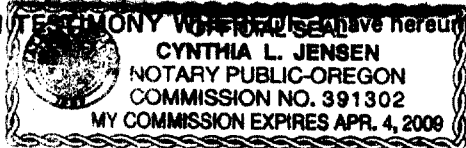
COUNTY OF Klamath) SS.

BE IT REMEMBERED, That on this 9th day of September, 2005,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named

Stephen Van Buren

known to me to be the identical individual _____ described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written



Cynthia L Jensen
Notary Public for Oregon.
My Commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

SISKIYOU

SS.

On SEPTEMBER 9, 2005 before me, ROSEANNE BELL NOTARY PUBLIC

Date

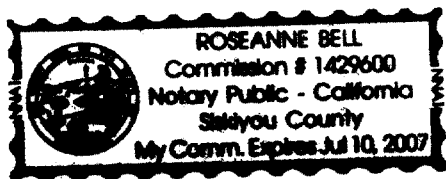
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared OWEN N. MATTHEWS

Name(s) of Signer(s)

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence



to be the person(●) whose name(●) is ~~is~~ 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(●) on the instrument the person(●), or the entity upon behalf of which the person(●) 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 Document

Title or Type of Document: MODIFICATION OF DEED OF TRUST

Document Date: SEPTEMBER 9, 2005 Number of Pages: 1

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: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here