

mtc- 1396-7243

**M05-71075**

Klamath County, Oregon

12/14/2005 10:30:16 AM

Pages 2 Fee: \$31.00

**RECORDATION REQUESTED BY:**

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

**WHEN RECORDED MAIL TO:**

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

**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 December 8, 2005, is made and executed between between ANDREW E. PETERSON AND REBECCA L. PETERSON, AS HUSBAND AND WIFE, RODERICK N. DREYER, SR. AND ALICE V. DREYER, AS HUSBAND AND WIFE, WITH THE RIGHT OF SURVIVORSHIP ("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 June 21, 2005 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

recorded on June 22, 2005 in Volume M05 on pages 46783-89, rerecorded on July 20, 2005 in Volume M05 on pages 55773-79 in the Klamath County Clerk's Office in Klamath Falls, Oregon.

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

The East 51 feet of Lot 2, Block 3, BRYANT TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof conveyed to The State of Oregon by and through its State Highway Commission by Quitclaim Deed recorded January 31, 1961 in Volume 327, page 139, Deed Records of Klamath County, Oregon

The Real Property or its address is commonly known as 3820 Shasta Way, Klamath Falls, OR 97603. The Real Property tax identification number is 3909-003AA-05000-000 and M-202086

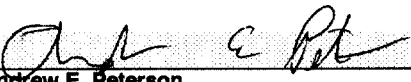
**MODIFICATION.** Lender and Grantor hereby modify the Deed of Trust as follows:


**Principal Increase to \$84,632.00.**

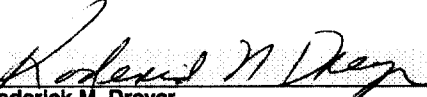
**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate 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.

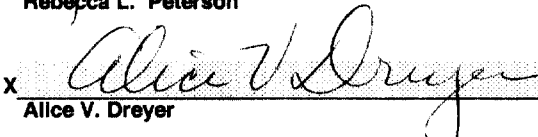
**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED DECEMBER 8, 2005.**

**GRANTOR:**

x   
Andrew E. Peterson

x   
Rebecca L. Peterson

x   
Roderick M. Dreyer

x   
Alice V. Dreyer

**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.

260  
1500



MODIFICATION OF DEED OF TRUST  
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGON )  
 ) SS  
COUNTY OF KLAMATH )



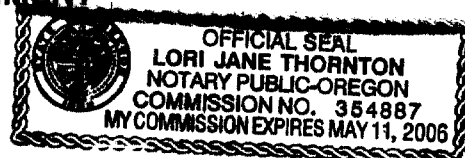
On this day before me, the undersigned Notary Public, personally appeared **Andrew E. Peterson; Rebecca L. Peterson; Roderick M. Dreyer; and Ailce V. Dreyer**, to me known to be the individuals described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification 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 DECEMBER, 20 05.

By [Signature] Residing at Klamath Falls, OR 97601  
Notary Public in and for the State of Oregon My commission expires Oregon 5/11/2006

LENDER ACKNOWLEDGMENT

STATE OF OREGON )  
 ) SS  
COUNTY OF KLAMATH )



On this 9TH day of DECEMBER, 20 05, before me, the undersigned Notary Public, personally appeared Chuck Paulsen 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 [Signature] Residing at Klamath Falls, Oregon 97601  
Notary Public in and for the State of Oregon My commission expires 5/11/2006