

mtc-74531

M06-10301

Klamath County, Oregon

05/22/2006 03:32:56 PM

Pages 2 Fee: \$26.00

RECORDATION REQUESTED BY:

Sterling Savings Bank
Klamath Falls Business Banking
540 Main St
Klamath Falls, OR 97601

WHEN RECORDED MAIL TO:

Sterling Savings Bank
Loan Support
PO Box 2131
Spokane, WA 99210

SEND TAX NOTICES TO:

GREGORY J CONOVER
533 N 6TH ST
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 May 17, 2006, is made and executed between between GREGORY J CONOVER ("Grantor") and Sterling Savings Bank, whose address is Klamath Falls Business Banking, 540 Main St, Klamath Falls, OR 97601 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated July 6, 2005 (the "Deed of Trust") which has been recorded in KLAMATH County, State of Oregon, as follows:

RECORDED JULY 13, 2005 UNDER KLAMATH COUNTY AUDITOR'S FILE #53656-62.

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

LOT 5 IN BLOCK 44 OF FIRST ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

The Real Property or its address is commonly known as 533 N 6TH ST, KLAMATH FALLS, OR 97601. The Real Property tax identification number is 3809-032AB-09700-000.

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

LINE OF CREDIT DEED OF TRUST IS HEREBY AMENDED AS FOLLOWS: THE MAXIMUM PRINCIPAL AMOUNT TO BE ADVANCED PURSUANT TO THE NOTE IS \$200,000.00.

TERMS OF THE NOTE ARE HEREBY AMENDED AS FOLLOWS: NOTE DATED MAY 17, 2006 IN THE PRINCIPAL AMOUNT OF \$200,000.00 WITH A MATURITY DATE OF SEPTEMBER 5, 2016.

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 endorser 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 MAY 17, 2006.

GRANTOR:

x Gregory J. Conover
GREGORY J CONOVER

LENDER:

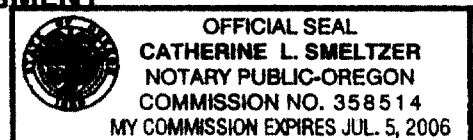
STERLING SAVINGS BANK

x [Signature]
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath

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On this day before me, the undersigned Notary Public, personally appeared GREGORY J CONOVER, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 22nd day of May, 20 06.

By Catherine L. Smeltzer Residing at Klamath Falls

Notary Public in and for the State of Oregon My commission expires July 5, 2006

2600

MODIFICATION OF DEED OF TRUST
(Continued)

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Loan No: 7001

LENDER ACKNOWLEDGMENT

STATE OF Oregon

COUNTY OF Klamath



OFFICIAL SEAL
CATHERINE L. SMELTZER
NOTARY PUBLIC-OREGON
COMMISSION NO. 358514
MY COMMISSION EXPIRES JUL. 5, 2006

On this 22nd day of May, 20 06, before me, the undersigned Notary Public, personally appeared Bridgette Griffin-Smith and known to me to be the Business Banking 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 Catherine L. Smeltzer
Notary Public in and for the State of Oregon

Residing at Klamath Falls, OR
My commission expires July 5, 2006