

2006-016544

Klamath County, Oregon



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08/17/2006 08:58:40 AM

Fee: \$36.00

When recorded mail to:
At **FIRST AMERICAN TITLE INSURANCE**
K **LENDERS ADVANTAGE**
P **1228 EUCLID AVENUE, SUITE 400**
B **CLEVELAND, OHIO 44115**
(**ATTN: NATIONAL RECORDINGS**

MODIFICATION OF PROMISSORY NOTE/DEED OF TRUST

BORROWER		GRANTOR	
JAMES M. DREILING DIANE R. DREILING		JAMES DREILING DIANE DREILING HUSBAND WIFE	
ADDRESS 144907 TROTTER CT LA PINE, OR 97739		ADDRESS 144907 TROTTER CT LA PINE, OR 97739	
TELEPHONE NO.	IDENTIFICATION NO.	TELEPHONE NO.	IDENTIFICATION NO.
ADDRESS OF REAL PROPERTY: 144907 TROTTER CT LA PINE, OR 97739			
BENEFICIARY: KeyBank National Association P.O. Box 16430 Boise, ID 83715			

THIS MODIFICATION AND EXTENSION OF PROMISSORY NOTE/DEED OF TRUST, dated the 30th day of June 2006, is executed by and between the parties identified above and KeyBank National Association ("Lender").
4910 Tiedeman Road, Suite B, Brooklyn, Ohio 44144
A. On July 30, 2003, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note or agreement ("Note") payable to Lender in the original principal amount of ninety thousand and 00/100 Dollars (\$ 90,000.00), which Note is secured by a deed of trust ("Deed of Trust") executed by Grantor for the benefit of Lender and encumbering the real property described on Schedule A below ("Property") and recorded on August 12, 2003 in Book/Reel/Volume No. M03 at Page 58207, or as Instrument No. N/A, in the Real Property Records for Deschutes Klamath County, Oregon. The Note and Deed of Trust and any other related documents are hereafter cumulatively referred to as the "Loan Documents".

B. The Note and Deed of Trust are hereby modified as follows:

1. TERMS OF REPAYMENT.

☐ The maturity date of the Note is extended to _____, at which time all outstanding sums due to Lender under the Note shall be paid in full, and the Deed of Trust is modified accordingly. The parties acknowledge and agree that, as of _____, the unpaid principal balance due under the Note was \$ _____, and the accrued and unpaid interest on that date was \$ _____. The new repayment terms are as follows:

2. ADDITIONAL MODIFICATIONS.

☒ The Deed of Trust and Note are further modified as follows:

The original amount of the Note, which is secured by the Deed of Trust referenced above, and the original principal amount of such Deed of Trust in the amount of ninety thousand and 00/100 dollars (\$90,000.00) is hereby increased to one hundred forty five thousand and 00/100 dollars (\$145,000.00), an increase of fifty five thousand and 00/100 dollars (\$55,000.00).

C. Additional Representations, Warranties and Agreements.

Grantor represents and warrants that Grantor owns the property free and clear of any liens or encumbrances other than the liens described on Schedule B below. Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties hereby adopt, ratify and confirm these terms and conditions as modified. Borrower and Grantor agree to execute any additional documents which may be required by Lender to carry out the intention of this Agreement. As of the date of this Agreement, there are no claims, defenses, setoffs or counterclaims of any nature which may be asserted against Lender by any of the undersigned.

SCHEDULE A

The following described real property located in the County of ~~DESCHUTES~~ Klamath, State of Oregon :
See Addendum A

SCHEDULE B

GRANTOR: JAMES DREILING

James Dreiling
JAMES DREILING

GRANTOR:

GRANTOR:

GRANTOR:

BORROWER: JAMES M. DREILING

James M. Dreiling
JAMES M. DREILING

BORROWER:

BORROWER:

BORROWER:

GRANTOR: DIANE DREILING

Diane Dreiling
DIANE DREILING

GRANTOR:

GRANTOR:

GRANTOR:

BORROWER: DIANE R. DREILING

Diane R. Dreiling
DIANE R. DREILING

BORROWER:

BORROWER:

BORROWER:

LENDER: *Vanessa R. Carpenter*

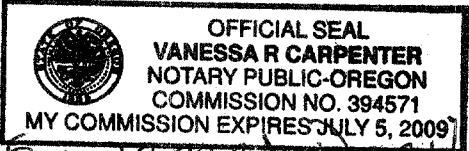
KeyBank National Association

State of Oregon

County of *Deschutes*

This instrument was acknowledged before me on *July 3, 2006* by *James M. Dreiling + Diane R. Dreiling*

Vanessa R Carpenter
Notarial Officer

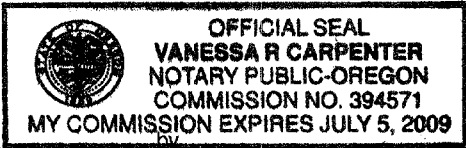


State of Oregon

County of *Deschutes*

This instrument was acknowledged before me on *July 3, 2006* by *James Dreiling + Diane Dreiling*

Vanessa R Carpenter
Notarial Officer



State of Oregon

County of _____

This instrument was acknowledged before me on _____ by _____

_____ as _____
of _____

Notarial Officer

State of Oregon

County of _____

This instrument was acknowledged before me on _____ by _____

_____ as _____
of _____

Notarial Officer

ACAPS # 061651538010C; ALS # 372001901720

THIS DOCUMENT WAS PREPARED BY: KeyBank National Association / David G. Fisher


EXHIBIT A

LOT 4 IN BLOCK 2, TRACT 1098 - SPLIT RAIL RANCHOS, ACCORDING
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SITUATED IN THE COUNTY OF KLAMATH AND STATE OF OREGON.

Permanent Parcel Number: R144907
JAMES M. DREILING AND DIANE R. DREILING, HUSBAND AND WIFE

144907 TROTTER COURT, LA PINE OR 97739
Loan Reference Number : 061651538010C/372001901720
First American Order No: 9752943
Identifier: FIRST AMERICAN LENDERS ADVANTAGE

 DREILING
9752943

FIRST AMERICAN LENDERS ADVANTAGE
MODIFICATION AGREEMENT

