

2007-003396

Klamath County, Oregon



00016123200700033960050057

02/28/2007 09:11:44 AM

Fee: \$46.00

Prepared By:

Wells Fargo Bank, N.A.

STEVEN COTE

DOCUMENT PREPARATION

2202 WEST ROSE GARDEN LANE

PHOENIX, ARIZONA 85027

877-524-0858

After Recording please return to:

Wells Fargo Bank, N.A.

Attn: Document Mgt.

P.O. Box 31557

MAC B6908-012

Billings, MT 59107-9900

State of Oregon {Space Above This Line For Recording Data}
Account number: 651-651-0267336-1998 Reference number: 20070057100370

**MODIFICATION TO HOME EQUITY LINE OF CREDIT
AGREEMENT AND LINE OF CREDIT TRUST DEED**

This Modification Agreement (this "Agreement") is made this **8TH DAY OF FEBRUARY, 2007**, between **Wells Fargo Bank, N.A.** (the "Lender") and **N. DAVID ZIEMER AND PATRICIA L. ZIEMER, HUSBAND AND WIFE** (individually and collectively, the "Borrower").

Borrower has entered into a home equity line of credit agreement (the "Line of Credit Agreement") with the Lender, dated **June 08, 2006**, in the original maximum principal amount of **\$ 10,000.00**. The Line of Credit Agreement is secured by a deed of trust dated the same date as the Line of Credit Agreement (together with any renewals, extensions, and modifications to it made prior to the date of this Agreement), which is recorded in Book/Roll NA at page(s) NA of the County of **KLAMATH** County, State of Oregon as document No. **M06-13551** (the "Security Instrument"), in connection with filing of which, a mortgage registry tax was paid to the Treasurer of said County in the amount of \$ 41.00 on July 05, 2006 and that Treasurer has placed his or her stamp on the Mortgage, said stamp bearing the number NA, and covering real property located at **32317 MOUNTAIN LAKES DRIVE, KLAMATH FALLS, OREGON 97601** (the "Property") and described as follows:

LOT 25 IN BLOCK 6, MOUNTAIN LAKES HOMESITES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The Borrower has requested and the Lender has agreed to modify certain terms of the Line of Credit Agreement and the Security Instrument as set forth below. All terms not defined in this Agreement shall have the same meanings as set forth in the Line of Credit Agreement.

In consideration of the mutual promises contained in this Agreement, the parties agree as follows:

Change in Credit Limit. The Lender and the Borrower agree that the credit limit under the Line of Credit Agreement is hereby increased to \$150,000.00 and that the lien of the Security Instrument shall secure the line of credit up to that amount as it is advanced and outstanding from time to time.

OR LOC Modification Agrmt, HCWF#269v6 (05/23/06)



1/5

Documents Processed 02-07-2007, 12:33:22

Each reference in the Security Instrument to the maximum amount of the line of credit is hereby amended to the extent necessary to reflect the modified credit limit.

The Borrower hereby agrees to pay to the Lender the following fees related to this Agreement:

N/A

*This amount is an estimate. The actual recording/filing fee is shown on the HUD Settlement Statement that is attached to and incorporated into this Agreement.

Except as amended by this Agreement, all terms and conditions of the Line of Credit Agreement and the Security Instrument (including any previous modifications) shall remain in full force and effect, and this Agreement shall not affect the Lender's security interest in, or lien priority on, the Property. The Borrower agrees to be bound by and to perform all of the covenants and agreements in the Line of Credit Agreement and the Security Instrument at the time and in the manner therein provided.

This Agreement shall not be construed to be a satisfaction, novation or partial release of the Line of Credit Agreement or the Security Instrument.


By signing this Agreement, the Borrower represents and warrants to the Lender that the Borrower has no counterclaims, set-offs or defenses to the Bank's rights under the Line of Credit Agreement or the Security Instrument.

The Borrower agrees to pay or reimburse the Lender for any and all fees payable to public officials in connection with this Agreement, and the recording thereof, including any mortgage registry tax that may be due.

This Agreement does not increase or extend any revolving credit insurance Borrower purchased in connection with the line of credit. Credit insurance means credit life, credit accident and health and/or credit disability insurance.

Co-Trustor/Co-Mortgagor Liability. As to any Borrower who signed the Security Instrument, but who did not execute the Line of Credit Agreement (a "co-trustor/co-mortgagor"), this Agreement does not modify, change or terminate the nature of the co-trustor/co-mortgagor's obligations in connection with the line of credit. The co-trustor/co-mortgagor is not personally obligated to pay the debt evidenced by the Line of Credit Agreement and the Security Instrument (as renewed, extended, and amended hereby). The co-trustor/co-mortgagor agrees that the Lender and the Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of the Line of Credit Agreement or the Security Instrument (as renewed, extended, and amended hereby) without the co-trustor/co-mortgagor's consent.

The Borrower and the Lender have executed this Agreement under seal as of the day and year first above written.

 (Seal)
Borrower **PATRICIA L. ZIEMER**




Borrower N. DAVID ZIEMER (Seal)

Borrower _____ (Seal)

Borrower _____ (Seal)

Borrower _____ (Seal)

Borrower _____ (Seal)

Borrower _____ (Seal)

Borrower _____ (Seal)

Wells Fargo Bank, N.A.

By: Summer L. Gray (Seal)

Its: Summer L. Gray
Operations Processor

{ _____ {Acknowledgments on Following Pages _____ }

FOR NOTARIZATION OF LENDER PERSONNEL

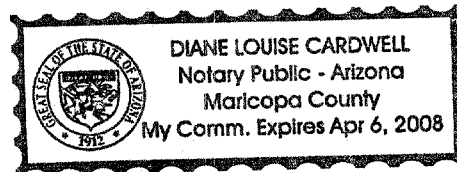
STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

On this 12th day of February, 2007, before me, a Notary Public in and for said county personally appeared Summer L. Gray, to me personally known, who being by me duly (sworn or affirmed) did say that that person is Operations Process of said association, that (the seal affixed to said instrument is the seal of said or no seal has been procured by said) association and that said instrument was signed and sealed on behalf of the said association by authority of its board of directors and the said Wells Fargo Bank NA acknowledged the execution of said instrument to be the voluntary act and deed of said association by it voluntarily executed.

Diane Louise Cardwell
Notary Public

Arizona
State of

My commission expires: 04-06-2008



FOR NOTARIZATION OF BORROWERS

For An Individual Acting In His/Her Own Right:

State of ~~California~~ ^{CA} California)

County of Riverside))

This instrument was acknowledged before me on 2/8/2007 (date) by N. David Ziemer and Patricia L Ziemer (name(s) of person(s))



(Seal, if any)

Winston M. Stephens
(Signature of notarial officer)

HMC
Title (and Rank)

My commission expires: 2/21/08 ²⁰⁰⁸

