

MTC13910 - 810410

**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**2007-007039**

**Klamath County, Oregon**



00020388200700070390020021

04/17/2007 11:08:13 AM

Fee: \$26.00

**After Recording Return To:**

SOUTH VALLEY BANK & TRUST  
803 MAIN STREET  
KLAMATH FALLS, OREGON 97601  
ATTN: TONI RINEHART

AMERITITLE ,has recorded this  
Instrument by request as an accomodation 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.

**1. Name(s) of the Transaction(s):**

MODIFICATION OF MORTGAGE OR TRUST DEED

**2. Direct Party (Grantor):**

HERRON, WILLIAM JOHN

**3. Indirect Party (Grantee):**

SOUTH VALLEY BANK & TRUST

**4. True and Actual Consideration Paid:**

N/A

**5. Legal Description:**

SEE ATTACHED DOCUMENT

## MODIFICATION OF MORTGAGE OR TRUST DEED

THIS AGREEMENT made and entered into this 30 day of March ~~April~~, 2007 between William John Herron hereinafter called the "Borrower(s)" and South Valley Bank & Trust, an Oregon Banking Corporation, hereinafter called the "Lender".

WITNESSETH: On or about April 30, 2004, the Borrower(s) (or the original maker(s) if the Borrower is an assignee of record) did make, execute and deliver to the Lender that certain promissory note in the sum of \$16,000.00 payable in monthly installments with interest at the rate of 8.500% per annum. For the purpose of securing the payment of said promissory note, the Borrower (s) (or the original maker (s) if the Borrower (s) is an assignee of record) did make, execute and deliver to the Lender their certain Mortgage or Trust Deed, hereinafter called a "Security Instrument" bearing date of April 30, 2004, conveying the following described real property, situated in the County of Klamath State of Oregon to-wit:

Lot 4, block 8, SECOND ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Said Security Instrument was duly recorded in the records of said county and state on May 3, 2004 in Vol M04 Page 26912.

There is now due and owing upon the promissory note aforesaid, the principal sum of Forteen Thousand Three Hundred Six and 49/100 dollars together with the accrued interest therein, and the Borrower (s) desire a modification of the terms of payment thereof, to which the Lender is agreeable on the terms and conditions hereinafter stated and not otherwise.

NOW THEREFORE, in consideration of the premises and of the promises and agreements hereinafter contained, the parties hereto do hereby agree that the balance now due and owing on the promissory note hereinafter described will be due and payable in monthly installments of \$158.81, on the unpaid principal balance at the rate of 8.500% per annum. Principal and interest payments will begin May 1, 2007 and like installment will be due and payable on the 1<sup>st</sup> day of each month thereafter, until principal and interest are paid in full. If on April 1, 2010, (the "Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

Except as herein modified in the manner and on the terms and conditions herein stated, the said promissory note and Security instrument will be in full force and effect, with all the terms and conditions of which the Borrower(s) do agree to comply in the same manner and to the same extent as though the provisions thereof, were in all respects incorporated herein and made a part of this agreement.

IN WITNESS WHEREOF, the Borrower(s) have hereunto set their hand (s) and seal (s) and the Lender has caused those present to be executed on its behalf by its duly authorized representative this day and year first hereinabove written.

William John Herron  
William John Herron

State of Oregon  
County of Klamath

This instrument was acknowledged before me on March 30, 2007 (date) by William John Herron

Toni L. Rinehart  
Notary Public for Oregon  
My commission expires 2/22/09

South Valley Bank & Trust

By: Bridgitte Griffin-Smith  
Bridgitte Griffin-Smith  
Real Estate & Consumer Credit Mngr

