

MTCL6897

RECORDATION REQUESTED BY:

Sterling Savings Bank  
Klamath Falls - Campus  
2420 Dahlia St  
Klamath Falls, OR 97601

WHEN RECORDED MAIL TO:

Sterling Savings Bank  
Loan Support  
PO Box 2224  
Spokane, WA 99210

2007-009120

Klamath County, Oregon



05/18/2007 01:24:33 PM

Fee: \$31.00

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated May 18, 2007, is made and executed between between LEE E HANSETH and JANIE A HANSETH, AS TENANTS BY THE ENTIRETY ("Grantor") and Sterling Savings Bank, whose address is Klamath Falls - Campus, 2420 Dahlia St, Klamath Falls, OR 97601 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated September 28, 2004 (the "Deed of Trust") which has been recorded in KLAMATH County, State of Oregon, as follows:

RECORDED SEPTEMBER 29, 2004 UNDER KLAMATH COUNTY AUDITOR'S FILE NO. VOL M04 PG 65467-472.

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

See the exhibit or other description document which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 1981 HARRIMAN AVE , KLAMATH FALLS, OR 97601. The Real Property tax identification number is 3809-029BD-02200-000.

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

TERMS OF THE NOTE ARE HEREBY AMENDED AS FOLLOWS: NOTE DATED MAY 18, 2007 IN THE PRINCIPAL AMOUNT OF \$87,500.00.

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 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 18, 2007.

This Notice is required by Oregon law. In this Notice the term "you" means the Grantor named above.

NOTICE TO THE GRANTOR: Do not sign this loan agreement before you read it. This loan agreement provides for the payment of a penalty if you wish to repay the loan prior to the date provided for repayment in the loan agreement.

GRANTOR:

X Lee E Hanseth  
LEE E HANSETH

X Janie A Hanseth  
JANIE A HANSETH

LENDER:

STERLING SAVINGS BANK

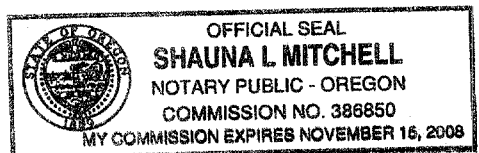
X Armen Babcock  
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF KLAMATH

)  
) SS  
)



On this day before me, the undersigned Notary Public, personally appeared LEE E HANSETH and JANIE A HANSETH, 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 18th day of May, 2007.

By Shauna L Mitchell Residing at Klamath Falls, OR 97601  
Notary Public in and for the State of Oregon My commission expires 11-15-08

~~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.~~

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## LENDER ACKNOWLEDGMENT

STATE OF OREGONCOUNTY OF KLAMATH

) SS



On this 18th day of May, 2007, before me, the undersigned Notary Public, personally appeared Carmen Babcock and known to me to be the Personal Banker, 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 Shauna L MitchellResiding at Klamath Falls, OR 97601Notary Public in and for the State of OregonMy commission expires 11-15-08

PARCEL 1:

All that part of Lots 6, 7 and 8 in Block 73 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County clerk of Klamath Count, Oregon, more particularly described as follows:

Beginning on the Easterly side of Shaft Street, now Harriman Street, at a point 40 feet Southwesterly from the Northwest corner of Lot 7, said Block and Addition; thence Southeasterly and parallel to the Southerly line of Lot 6, 120 feet to the Easterly line of Lot 8, thence Northeasterly along the Easterly line of Lots 8 and 6, 50 feet; thence Northwesterly and parallel to the Southerly line of Lot 6, 120 feet to the Easterly line of Harriman Street, thence Southwesterly along the Easterly line of Harriman Street, 50 feet to the place of beginning.

PARCEL 2:

The Northerly 10 feet of the Southwesterly 20 feet of Lot 6 in Block 73 of BUENA VISTA 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.