

MT079534

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**RECORDING COVER SHEET**  
**ALL TRANSACTIONS, ORS: 205.234**

**2007-009943**  
Klamath County, Oregon



00023802200700099430050054

06/04/2007 11:19:29 AM

Fee: \$51.00

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.

**AFTER RECORDING RETURN TO:**

Lawyers Title Collection Escrow Dept  
1555 E. McAndrews Rd., Ste. 100  
Medford, Or 97504

**1) TITLE(S) OF THE TRANSACTION(S) required by ORS 205.234(a)**

Modification of Trust Deed

**2) DIRECT PARTY / GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160**

Kathleen Diane Eldridge

**3) INDIRECT PARTY / GRANTEE, required by ORS 205.125(1)(a) and ORS 205.160**

Jerry and Delores Niemeyer

**4) TRUE AND ACTUAL CONSIDERATION, (if any), ORS 93.030**

**5) SEND TAX STATEMENTS TO:**

NO CHANGE

**6) Full or partial satisfaction order or Warrant filed in the County Clerks Lien Record ORS 205.121(1)(e) (CIRCLE ONE)**

**7) The amount of civil penalty or the amount including penalties and other charges for which the Warrant, Order, or Judgment was issued. ORS 205.125(1)(C) and ORS18.325**

Full Satisfaction / Partial Satisfaction

\$

**8) Document is being RERECORDED TO CORRECT:**

**8) DOCUMENT WAS PREVIOUSLY RECORDED AS DOCUMENT NUMBER:**

517

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## MODIFICATION OF TRUST DEED

THIS MODIFICATION of Trust Deed is made this 30th day of May, 2007 among Kathleen Diane Eldridge, and Lawyers Title Insurance Corporation, a Nebraska Corporation as trustee and Jerry Niemeyer and Delores Niemeyer.

### RECITALS

THIS AGREEMENT is made according to the following facts:

- A. Jerry Niemeyer and Delores Niemeyer, executed and delivered to Trustee, that certain deed of trust dated December 20, 2005 and Recorded December 23, 2005 as document no. MO5, Page 71700, Microfilm Records of Klamath County, Oregon (Deed of Trust), secured a promissory note in the original principal amount of \$25,000.00, and Modification to original Trust Deed dated July 31, 2006 and Recorded August 2, 2006 Volumes 2006, Pages 015545 and 015546 Microfilm Records of Klamath County, Oregon (Modification), securing a Credit Line increase to \$50,000.00, in favor of Beneficiary, and legally described the real property as follows:

See attached exhibit "A"

- B. The parties hereto agree to, and for value received, do hereby modify the Deed of Trust as follows:

Beneficiary will advance additional funds in the amount of \$10,000.00.

The new monthly payment shall be \$ 600.00.

Interest has been paid current, and next payment will be due July 1, 2007

All other terms to remain the same.

- C. The terms of the Deed of Trust, which are incorporated herein by reference, shall remain in full force and effect and be binding on the parties herein to the extent they are not inconsistent with the provisions of this Agreement. In the event of any inconsistency between the provisions of this Agreement and the original Deed of Trust, the provisions of this Agreement shall control. The Deed of Trust, together with this Agreement, when signed by all parties hereto, shall constitute one deed of trust.
- D. This Agreement shall inure to and bind the heirs, devisees, successors, and assigns of the parties hereto.

"GRANTOR WARRANTS, REPRESENTS, AND CONVENANTS THAT THERE IS AND HAS BEEN NO DISCHARGE OR DISPOSAL ON THE PROPERTY OF ANY HAZARDOUS OR TOXIC WASTES OR SUBSTANCES (AS SUCH TERMS ARE DEFINED BY ANY APPLICABLE FEDERAL, STATE OR LOCAL GOVERNMENTAL LAW, RULE ORDINANCE, OR REGULATION) OR CONTAMINATION OF THE PROPERTY BY ANY SUCH SUBSTANCES."

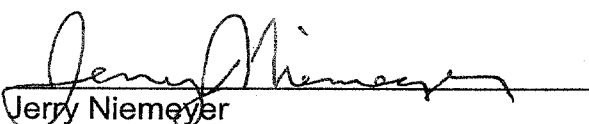
IN WITNESS WHEREOF the parties hereto have executed this instrument.

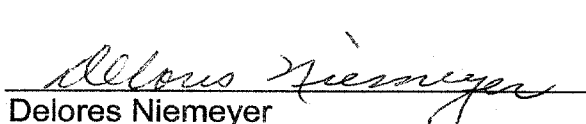
### BORROWERS:

SIGNED IN COUNTERPART

\_\_\_\_\_  
Kathleen Diane Eldridge

### LENDERS:

  
Jerry Niemeyer

  
Delores Niemeyer

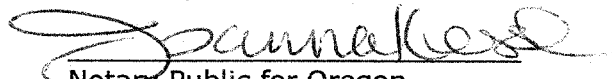
STATE OF OREGON  
COUNTY OF

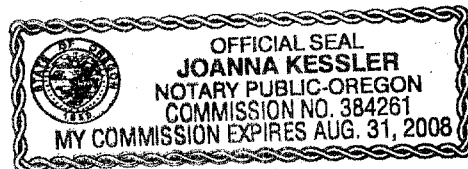
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of May, 2007,  
by Kathleen Diane Eldridge who executed the within instrument as her voluntary act  
and deed.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires \_\_\_\_\_

STATE OF OREGON  
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 1 <sup>June</sup> day of ~~May~~, 2007,  
by Jerry Niemeyer and Delores Niemeyer, who executed the within instrument as their  
voluntary act and deed.

  
Notary Public for Oregon  
My commission expires 8/31/08



\*\*\* EXHIBIT "A" \*\*\*

Lot 7 in Block 4 of TRACT 1065 - IRISH BEND, according to the official plat thereof on  
file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/90th interest in and to Lot 12, Block 4, TRACT NO.  
1065, IRISH BEND

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IN WITNESS WHEREOF the parties hereto have executed this instrument.

BORROWERS:

  
Kathleen Diane Eldridge

LENDERS:

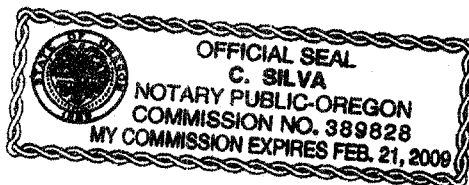
Jerry Niemeyer

Delores Niemeyer

STATE OF OREGON  
COUNTY OF Klamath

The foregoing instrument was acknowledged before me this 31 day of May, 2007,  
by Kathleen Diane Eldridge who executed the within instrument as her voluntary act  
and deed.

C. Silva  
Notary Public for Oregon  
My commission expires 2-21-09



STATE OF OREGON  
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of May, 2007,  
by Jerry Niemeyer and Delores Niemeyer, who executed the within instrument as their  
voluntary act and deed.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires 8/31/08

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