

2007-012336

Klamath County, Oregon



00026698200700123360030033

07/11/2007 11:45:30 AM

Fee: \$31.00

ATE: 64443

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING, AS PROVIDED BY ORS 205.234. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.

Jerry Niemeyer and Delores Niemeyer
2615 Kerrisdale Ridge
Medford, OR 97504

1. NAME(S) OF THE TRANSACTION(S) described in the attached instrument and required by ORS 205.234(a). Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

RECORD MOD OF NOTE & TRUST DEED recorded 2007-2798

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described on ORS 205.160.

Diane Tomaselli, an estate in fee simple

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described on ORS 205.160.

Jerry Niemeyer and Delores Niemeyer

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$78,000.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Diane Tomaselli
715 Hill Street
Klamath Falls, OR 97601

July 9, 2007

Escrow No: 03-73591

Title No: 03-73591

\$31-A

MODIFICATION OF NOTE AND TRUST DEED

THIS INDENTURE, made this **9th** day of **July, 2007**, between **Diane Tomaselli**, party of the first part, hereinafter called the Grantor, and **Jerry Niemeyer** and **Delores Niemeyer**, party of the second part, herein after called beneficiary.

WITNESSETH: THAT WHEREAS, on the **12th** day of **February 2007**, a certain Trust Deed was executed by **Diane Tomaselli**, Grantor, to **Ticor Title**, Trustee, in favor of **Jerry Niemeyer and Delores Niemeyer**, Beneficiary, securing a Note of even date therewith in the sum of **Twenty Two Thousand Dollars and 00/100 (\$22,000.00)** which Trust Deed is now of record in the Office of the County Recorder of **Klamath County, Oregon**, as **Instrument No.: 2007-2798** as recorded on **February 16, 2007** and which Trust Deed covers the property as described on "Exhibit A" attached hereto.

WHEREAS, the parties hereunto now modify the terms of the note secured by said Trust Deed to set forth, and as to the following particulars:

An additional Seventy Eight Thousand Dollars and 00/100 (\$78,000.00) has been advanced making the total secured amount One Hundred Thousand Dollars and 00/100 (\$100,000). Payment amount to increase to the amount of One Thousand Dollars and 00/100 (\$1,000.00). Three month interest guarantee has been prepaid in the amount of Three Thousand Dollars and 00/100 (\$3,000.00).

Otherwise, all other terms and conditions of said Note remain unchanged and in full force and effect. Said Note and Trust Deed to be and remain in all other respects the same as if this Modification had not been granted.

WITNESS, the hands of the Grantor and Beneficiary this 9 day of July 2007

GRANTORS:

BENEFICIARY:

Diane Tomaselli

Delores Niemeyer
Jerry M. Niemeyer

State of Oregon, County of Jackson)ss.

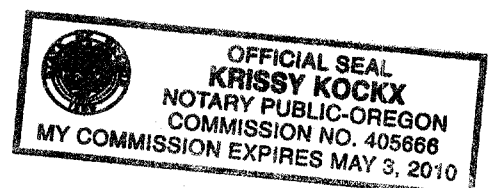
July 9, 2007

Personally appeared the above named **Diane Tomaselli** and acknowledged the forgoing instrument to be Her voluntary act and deed.

Before me:

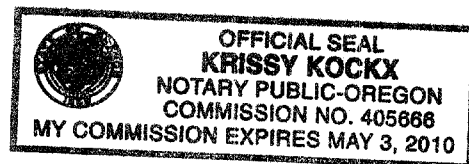
Krissy Kockx
Notary Public for Oregon

My Commission Expires: May 3, 2010
(SEAL)



State of Oregon, County of Jackson)ss.

July 9, 2007



Personally appeared the above named **Jerry Niemeyer & Delores Niemeyer** and acknowledged the forgoing instrument to be Their voluntary act and deed.

Before me:

Krissy Kockx
Notary Public for Oregon

My Commission Expires: May 3, 2010
(SEAL)

Exhibit "A"

Lots 13 and 14, Block 41, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.