

MT076359

**RECORDATION REQUESTED BY:**

PremierWest Bank  
Klamath Falls Branch  
421 South 7th Street  
P. O. Box 5016  
Klamath Falls, OR 97601

**2007-021279**

Klamath County, Oregon



00037379200700212790020020

12/21/2007 11:15:57 AM

Fee: \$26.00

**WHEN RECORDED MAIL TO:**

PremierWest Bank  
Klamath Falls Branch  
421 South 7th Street  
Klamath Falls, OR 97601

**SEND TAX NOTICES TO:**

John R. Gritman  
Robin R. Larsen  
3509 Coronado Way  
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**MODIFICATION OF DEED OF TRUST**

**THIS MODIFICATION OF DEED OF TRUST** dated December 20, 2007, is made and executed between John R Gritman and Robin R Larsen, as tenants by the entirety ("Grantor") and PremierWest Bank, whose address is Klamath Falls Branch, 421 South 7th Street, P. O. Box 5016, Klamath Falls, OR 97601 ("Lender").

**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated September 5, 2006 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Original Deed of Trust in the principal amount of \$150,000.00 recorded as Document No. 2006-018176 on September 8, 2006 in the Official Records of Klamath County, State of Oregon and modified by a Modification of Deed of Trust dated June 8, 2007 in the amount of \$150,000.00.

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

Lot 6 of the Subdivision of Lot 803 ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

LESS 10 foot strip conveyed to the State Highway Commission in Volume 156, page 511, Deed Records of Klamath County, Oregon.

Lot 7, of the Subdivision of Lot 803 ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded December 24, 1943 in Volume 161, page 42, Deed Records of Klamath County, Oregon.

The Real Property or its address is commonly known as 2355 & 2363 South Sixth Street, Klamath Falls, OR 97601. The Real Property tax identification number is 3909-004AA-04500-000 & 3909-004AA-04600-000.


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

It is hereby agreed to extend the maturity date from December 25, 2007 to December 15, 2017.

**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 endorers 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 DECEMBER 20, 2007.**

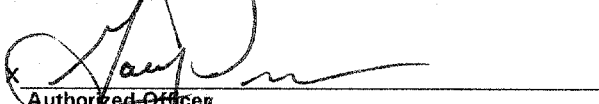
**GRANTOR:**

x   
John R. Gritman

x   
Robin R. Larsen

**LENDER:**

**PREMIERWEST BANK**

x   
Authorized Officer

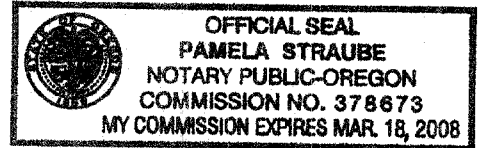
260411

MODIFICATION OF DEED OF TRUST  
(Continued)

Page 2

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon )  
 ) SS  
COUNTY OF Klamath )

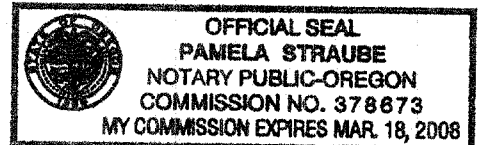


On this day before me, the undersigned Notary Public, personally appeared John R. Gritman, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 20th day of December, 20 07.  
By Pamela Straube Residing at 421 S. 7th St NE OR 97601  
Notary Public in and for the State of Oregon My commission expires 3-18-08

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon )  
 ) SS  
COUNTY OF Klamath )

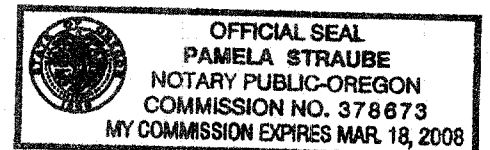


On this day before me, the undersigned Notary Public, personally appeared Robin R. Larsen, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 20th day of December, 20 07.  
By Pamela Straube Residing at 421 S. 7th St NE OR 97601  
Notary Public in and for the State of Oregon My commission expires 3-18-08

LENDER ACKNOWLEDGMENT

STATE OF Oregon )  
 ) SS  
COUNTY OF Klamath )



On this 20th day of December, 20 07, before me, the undersigned Notary Public, personally appeared Gary Parker and known to me to be the Branch Manager, authorized agent for PremierWest Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of PremierWest Bank, duly authorized by PremierWest Bank 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 in fact executed this said instrument on behalf of PremierWest Bank.

By Pamela Straube Residing at 421 S. 7th St NE OR 97601  
Notary Public in and for the State of Oregon My commission expires 3-18-08