

REC58181
RECORDATION REQUESTED BY:
Sterling Savings Bank
Klamath Falls - Shasta
2943 S Sixth St
Klamath Falls, OR 97603

2008-001686
Klamath County, Oregon



02/08/2008 03:35:58 PM

Fee: \$31.00

WHEN RECORDED MAIL TO:
Sterling Savings Bank
Loan Support
PO Box 2224
Spokane, WA 99210

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated February 7, 2008, is made and executed between between RALPH E ROPP ("Grantor") and Sterling Savings Bank, whose address is Klamath Falls - Shasta, 2943 S Sixth St, Klamath Falls, OR 97603 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated September 6, 2002 (the "Deed of Trust") which has been recorded in KLAMATH County, State of Oregon, as follows:

RECORDED SEPTEMBER 9, 2002 UNDER KLAMATH COUNTY AUDITOR'S FILE NO. 51076.

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 4535 DENVER AVE, KLAMATH FALLS, OR 97603. The Real Property tax identification number is R551218.

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

TERMS OF THE NOTE ARE HEREBY AMENDED AS FOLLOWS: NOTE DATED FEBRUARY 7, 2008 IN THE PRINCIPAL AMOUNT OF \$75,000.00.

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 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 FEBRUARY 7, 2008.

GRANTOR:

X

RALPH E ROPP

LENDER:

STERLING SAVINGS BANK

x Melinda Holden
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon

COUNTY OF Klamath

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On this day before me, the undersigned Notary Public, personally appeared RALPH E ROPP, 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

day of February, 20 08.

By Melinda Holden

Residing at 4234 Bristol Ave Klamath Falls Or 97603

Notary Public in and for the State of Oregon

My commission expires March 26, 2011

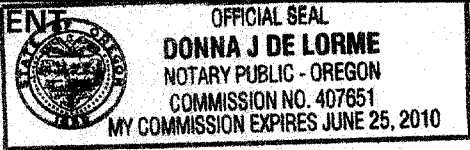
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MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 601145663

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LENDER ACKNOWLEDGMENT



STATE OF OREGON

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COUNTY OF KLAMATH

On this 7th day of FEBRUARY, 20 08, before me, the undersigned Notary Public, personally appeared Mindy Holden and known to me to be the Authorized Officer, 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 Donna J De Lorme
Notary Public in and for the State of OREGON

Residing at 1927 PONY AVE CT. K- Falls OR 97160
My commission expires June 25, 2010

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the N1/2 of the SW1/4 of the NW1/4 of Section 11, Township 39 South, Range 9 East, Willamette Meridian in Klamath County, Oregon, more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East, Willamette Meridian bears South $89^{\circ} 44 \frac{1}{2}'$ West along the center line of said roadway, a distance of 1,216.9 feet to a point in the West boundary of said Section 11, and North $0^{\circ} 13 \frac{1}{2}'$ West along the Section line 1,662.5 feet; running thence North $89^{\circ} 44 \frac{1}{2}'$ East along the center line of the above mentioned roadway, a distance of 136.9 feet, more or less, to a point in the Easterly boundary of the SW1/4 of NW1/4 of said Section 11; thence North $0^{\circ} 7'$ West along said Easterly boundary 331.5 feet, more or less, to a point in the Northerly boundary of said N1/2 of SW1/4 of NW1/4 of said Section 11; thence South $89^{\circ} 47'$ West along said boundary line 137.5 feet; thence South $0^{\circ} 7'$ East 331.6 feet, more or less to the point of beginning.

EXCEPTING THEREFROM the Easterly 70 feet, more or less, described as follows:

A parcel of land situated in N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South $89^{\circ} 44 \frac{1}{2}'$ West along the center line of said roadway a distance of 1,284.4 feet to a point in the West boundary of said Section 11, and North $0^{\circ} 13 \frac{1}{2}'$ West along the section line 1,662.5 feet; running thence North $89^{\circ} 44 \frac{1}{2}'$ East along the center line of the above mentioned roadway 69.4 feet, more or less, to a point in the Easterly boundary of SW1/4 NW1/4 of said Section 11; thence North $0^{\circ} 7'$ West along said Easterly boundary 331.5 feet, more or less, to the Northerly boundary of said SW1/4 NW1/4 of said Section 11; thence South $89^{\circ} 47'$ West along said North boundary line 70 feet; thence south $0^{\circ} 7'$ East 331.55 feet, more or less, to the point of beginning.