

MTCT3333

2008-003514

Klamath County, Oregon

RECORDATION REQUESTED BY:

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



00042067200800035140020028

03/19/2008 03:29:00 PM

Fee: \$26.00

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Roy D. Keeton  
Tina J. Keeton  
46104 Gift Road  
Bonanza, OR 97623

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated February 26, 2008, is made and executed between Roy D. Keeton and Tina J. Keeton, 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 February 17, 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 \$85,000.00 recorded as Document No. M06-03245 on February 21, 2006 in the Official Records of Klamath County, State of Oregon; followed by a Modification of Deed of Trust dated December 14, 2006 in the amount of \$56,568.78; and followed by a Modification of Deed of Trust dated January 29, 2007 in the amount of \$62,241.00.

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

The E1/2 of NW1/4; Government Lots 1, 2 and 3; the NE1/4 of SW1/4 of Section 19, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; the E1/2 of NE1/4 of Section 24, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon

The Real Property or its address is commonly known as 46104 Gift Road, Bonanza, OR 97623. The Real Property tax identification number is 4014-01900-00300-000, Key Nos. 115645 and 891479; 4014-01900-00600-000, Key No. 115663; 4014-01900-00700-000, Key No. 115654; and 4013-00000-06700-000, Key No. 629993; M-122425, Key No. M50349.

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

It is hereby agreed to extend the maturity date from January 30, 2008 to March 30, 2008.

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 endorsers 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 26, 2008.

GRANTOR:

X [Signature]  
Roy D. Keeton

X [Signature]  
Tina J. Keeton

LENDER:

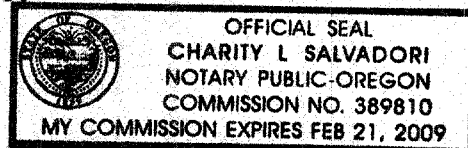
PREMIERWEST BANK

X [Signature]  
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 Roy D. Keeton, 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 13<sup>th</sup> day of March, 2008.

By [Signature]  
Notary Public in and for the State of Oregon

Residing at PremierWest Bank, Klamath Falls  
My commission expires 02-21-09

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MODIFICATION OF DEED OF TRUST  
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon  
COUNTY OF Klamath

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OFFICIAL SEAL  
CHARITY L. SALVADORI  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 389810  
MY COMMISSION EXPIRES FEB 21, 2009

On this day before me, the undersigned Notary Public, personally appeared Tina J. Keeton, 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

13<sup>th</sup>

day of

March

, 2008.

By Charity L. Salvadori

Residing at Premier West Bank, Klamath Falls

Notary Public in and for the State of Oregon

My commission expires 02-21-09

LENDER ACKNOWLEDGMENT

STATE OF Oregon  
COUNTY OF Klamath

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OFFICIAL SEAL  
CHARITY L. SALVADORI  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 389810  
MY COMMISSION EXPIRES FEB 21, 2009

On this 13<sup>th</sup> day of March, 2008, before me, the undersigned Notary Public, personally appeared Gary Parker and known to me to be the VP 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 Charity L. Salvadori  
Notary Public in and for the State of Oregon

Residing at Premier West Bank Klamath Falls

My commission expires 02-21-09



OFFICIAL SEAL  
CHARITY L. SALVADORI  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 389810  
MY COMMISSION EXPIRES FEB 21, 2009