

MT01396-9475

2008-004703

Klamath County, Oregon



03/31/2008 03:34:39 PM

Fee: \$26.00

RECORDATION REQUESTED BY:

Sterling Savings Bank
Klamath Falls - Campus
2420 Dahlia St
Klamath Falls, OR 97601

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 March 31, 2008, is made and executed between BARRY R CARD and HOLLY J CARD, HUSBAND AND WIFE ("Grantor") and Sterling Savings Bank, whose address is Klamath Falls - Campus, 2420 Dahlia St, Klamath Falls, OR 97601 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated June 26, 2007 (the "Deed of Trust") which has been recorded in KLAMATH County, State of Oregon, as follows:

RECORDED JUNE 27, 2007 UNDER KLAMATH COUNTY AUDITOR'S FILE #2007-011574.

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

LOT 30 AND THE NORTH 10 FEET OF LOT 31, LOMA LINDA HEIGHTS TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

The Real Property or its address is commonly known as 914 LOMA LINDA DR, KLAMATH FALLS, OR 97601. The Real Property tax identification number is R218286.

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

TERMS OF THE NOTE ARE HEARBY AMENDED AS FOLLOWS: NOTE DATED MARCH 31, 2008 IN THE PRINCIPAL AMOUNT OF 77,720.00 WITH A MATURITY DATE OF APRIL 10, 2028.

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 MARCH 31, 2008.

This Notice is required by Oregon law. In this Notice the term "you" means the Grantor named above.

NOTICE TO THE GRANTOR: Do not sign this loan agreement before you read it. This loan agreement provides for the payment of a penalty if you wish to repay the loan prior to the date provided for repayment in the loan agreement.

GRANTOR:

X Barry R Card
BARRY R CARD

X Holly J Card
HOLLY J CARD

LENDER:

STERLING SAVINGS BANK

X Carmen Babcock
Authorized Officer

AMERITITLE, has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

INDIVIDUAL ACKNOWLEDGMENT

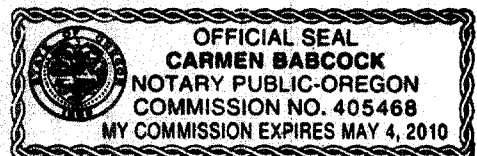
STATE OF OREGON

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COUNTY OF KLAMATH

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On this day before me, the undersigned Notary Public, personally appeared BARRY R CARD and HOLLY J CARD, to me known to be the individuals described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 31st day of March, 2008.

By Carmen Babcock

Residing at Klamath Falls, Oregon

Notary Public in and for the State of Oregon

My commission expires 5/4/2010

26 AMT

MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 701159045

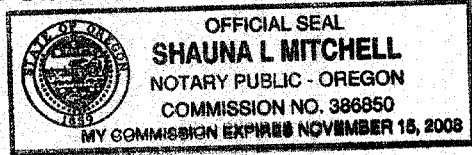
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LENDER ACKNOWLEDGMENT

STATE OF OREGON

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COUNTY OF KLAMATH



On this 31st day of March, 2008, before me, the undersigned Notary Public, personally appeared Carmen Babcock and known to me to be the loan officer, authorized agent for Sterling Savings Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Sterling Savings Bank, duly authorized by Sterling Savings 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 Sterling Savings Bank.

By Shauna L Mitchell
Notary Public in and for the State of Oregon

Residing at Klamath Falls, Oregon
My commission expires 11-15-08