

2008-006242

Klamath County, Oregon



04/29/2008 03:32:46 PM

Fee: \$31.00

RECORDATION REQUESTED BY:

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

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Owen N. Matthews  
Debra G. Matthews  
29595 DeMerritt Road  
Malin, OR 97632

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

# 7051

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated April 25, 2008, is made and executed between Owen N. Matthews and Debra G. Matthews, husband and wife ("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 March 19, 2008 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Line of Credit Instrument in the amount of \$990,000.00 recorded on March 21, 2008 as Document No. 2008-003592 in the Official Records of the Klamath County Clerk, State of Oregon.

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

See Exhibit A, 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 29595 DeMerritt Road, Malin, OR 97632. The Real Property tax identification number is R-4112-00800-01800-000, Key No. R109091.

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

It is hereby agreed to increase the principal indebtedness of the Note from \$990,000.00 to \$1,149,984.00.

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 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 APRIL 25, 2008.

GRANTOR:

X   
Owen N. Matthews

X   
Debra G. Matthews

LENDER:

PREMIERWEST BANK

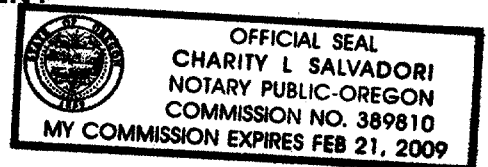
X   
Authorized Officer

This document is being recorded as an accommodation only. No information contained herein has been verified.  
Aspen Title & Escrow, Inc.

INDIVIDUAL ACKNOWLEDGMENT


STATE OF Oregon  
COUNTY OF Klamath

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) SS  
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On this day before me, the undersigned Notary Public, personally appeared Owen N. Matthews, 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 28th day of April, 2008.

By   
Notary Public in and for the State of Oregon  
Residing at PremierWest Bank, Klamath Falls  
My commission expires 2-21-09

#31-9

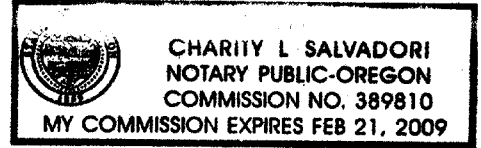
MODIFICATION OF DEED OF TRUST  
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon  
COUNTY OF Klamath

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) SS  
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On this day before me, the undersigned Notary Public, personally appeared Debra G. Matthews, 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 28<sup>th</sup> day of April, 2008.

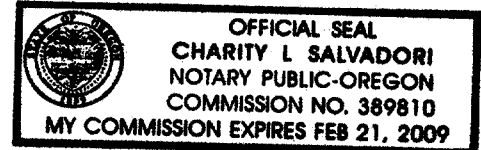
By Charity L. Salvadori  
Notary Public in and for the State of Oregon

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

LENDER ACKNOWLEDGMENT

STATE OF Oregon  
COUNTY OF Klamath

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) SS  
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On this 28<sup>th</sup> day of April, 2008, before me, the undersigned Notary Public, personally appeared Jim Mieloszyc and known to me to be the Commercial Loan Officer 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 PremierWest Bank, Klamath Falls  
My commission expires 02-21-09

**Exhibit A**

**A tract of land situated in the SE 1/4 of the SE 1/4 of Section 8, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point marked by a P.K. Nail on the South line of said Section 8, said point being South 89° 50' 00" West 640.52 feet from the Southeast corner of said Section 8; thence continuing South 89° 50' 00" West along said Section line, 186.00 feet to a P.K. Nail; thence North 00° 34' 40" East 30.00 feet to a 5/8 inch Iron pin on the Northerly right of way line of DeMerritt Road; thence continuing North 00° 34' 40" East 377.08 feet to a 5/8 inch iron pin; thence North 89° 50' 00" East 186.00 feet to a 5/8 inch Iron pin; thence South 00° 34' 40" West 377.08 feet to a 5/8 inch iron pin on the Northerly right of way line of said DeMerritt Road; thence continuing South 00° 34' 40" West 30.00 feet to the point of beginning.**

**SAVING AND EXCEPTING THEREFROM any portion in DeMerritt Road.**

**CODE 016 MAP 4112-00800 TL 01800 KEY #109091**