

2008-007906

Klamath County, Oregon



00047109200800079060030038

05/30/2008 11:48:00 AM

Fee: \$31.00

MTC 73542

RECORDATION REQUESTED BY:

PremierWest Bank
Central Point Branch
300 East Pine Street
Central Point, OR 97502

WHEN RECORDED MAIL TO:

PremierWest Bank
ATTN: Loan Assistant/Central Point Branch
300 Pine Street
Central Point, OR 97502

SEND TAX NOTICES TO:

Thomas F. Casey Trust U.T.A.D. April 20, 2005
Tamara E. Casey Trust U.T.A.D. April 20, 2005
PO Box 480
Jacksonville, OR 97530

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated May 21, 2008, is made and executed between Thomas F. Casey and Tamara E. Casey (and their successors) as Trustees of the Thomas F. Casey Trust UTAD April 20, 2005, Grantee as to an undivided fifty percent (50%) interest and Tamara E. Casey and Thomas F. Casey (and their successors) as Trustees of the Tamara E. Casey Trust UTAD April 20, 2005, Grantee as to an undivided fifty percent (50%) interest, as tenants in common ("Grantor") and PremierWest Bank, whose address is Central Point Branch, 300 East Pine Street, Central Point, OR 97502 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated April 4, 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 \$250,000.00, recorded as Document No. M06-08691 on April 6, 2006, in the Official Records of Klamath County, State of Oregon and modified by a Modification of Deed of Trust dated October 11, 2006 in the amount of \$248,831.41.

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

Lot 10, Tract 1350, AGENCY LAKESHORE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The Real Property or its address is commonly known as Lot 10, Clearview Drive, Chiloquin, OR 97624. The Real Property tax identification number is 886409.

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

It is hereby agreed to modify the grantor of this property from Tom F. Casey and Tamara E. Casey to Thomas F. Casey and Tamara E. Casey (and their successors) as Trustees of the Thomas F. Casey Trust UTAD April 20, 2005 and Tamara E. Casey and Thomas F. Casey (and their successors) as Trustees of the Tamara E. Casey Trust UTAD April 20, 2005. The maturity date shall be extended from April 5, 2008 to May 21, 2011.

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 endorser 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 MAY 21, 2008.

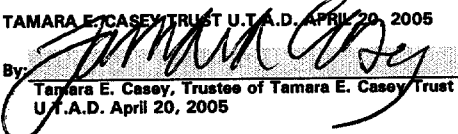
GRANTOR:

THOMAS F. CASEY TRUST U.T.A.D. APRIL 20, 2005

By: 
Thomas F. Casey, Trustee of Thomas F. Casey
Trust U.T.A.D. April 20, 2005

By: 
Tamara E. Casey, Trustee of Thomas F. Casey Trust
U.T.A.D. April 20, 2005

TAMARA E. CASEY TRUST U.T.A.D. APRIL 20, 2005

By: 
Tamara E. Casey, Trustee of Tamara E. Casey Trust
U.T.A.D. April 20, 2005

By: 
Thomas F. Casey, Trustee of Tamara E. Casey Trust
U.T.A.D. April 20, 2005

LENDER:

PREMIERWEST BANK

X 
Authorized Officer

MODIFICATION OF DEED OF TRUST
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Page 2

TRUST ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Jackson

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OFFICIAL SEAL
JANIS L WEBER
NOTARY PUBLIC-OREGON
COMMISSION NO. 406371
MY COMMISSION EXPIRES MAY 24, 2010

On this 27 day of May, 2008, before me, the undersigned Notary Public, personally appeared Thomas F. Casey, Trustee of Thomas F. Casey Trust U.T.A.D. April 20, 2005, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By Janis L. Weber
Notary Public in and for the State of Oregon

Residing at Central Point
My commission expires May 24, 2010

TRUST ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Jackson

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OFFICIAL SEAL
JANIS L WEBER
NOTARY PUBLIC-OREGON
COMMISSION NO. 406371
MY COMMISSION EXPIRES MAY 24, 2010

On this 27 day of May, 2008, before me, the undersigned Notary Public, personally appeared Tamara E. Casey, Trustee of Thomas F. Casey Trust U.T.A.D. April 20, 2005, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By Janis L. Weber
Notary Public in and for the State of Oregon

Residing at Central Point
My commission expires May 24, 2010

TRUST ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Jackson

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) SS
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OFFICIAL SEAL
JANIS L WEBER
NOTARY PUBLIC-OREGON
COMMISSION NO. 406371
MY COMMISSION EXPIRES MAY 24, 2010

On this 27 day of May, 2008, before me, the undersigned Notary Public, personally appeared Tamara E. Casey, Trustee of Tamara E. Casey Trust U.T.A.D. April 20, 2005, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By Janis L. Weber
Notary Public in and for the State of Oregon

Residing at Central Point
My commission expires May 24, 2010

TRUST ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Jackson

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OFFICIAL SEAL
JANIS L WEBER
NOTARY PUBLIC-OREGON
COMMISSION NO. 406371
MY COMMISSION EXPIRES MAY 24, 2010

On this 27 day of May, 2008, before me, the undersigned Notary Public, personally appeared Thomas F. Casey, Trustee of Tamara E. Casey Trust U.T.A.D. April 20, 2005, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By Janis L. Weber
Notary Public in and for the State of Oregon

Residing at Central Point
My commission expires May 24, 2010

MODIFICATION OF DEED OF TRUST
(Continued)

Page 3

LENDER ACKNOWLEDGMENT

STATE OF

Oregon

COUNTY OF

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OFFICIAL SEAL
JANIS L WEBER
NOTARY PUBLIC-OREGON
COMMISSION NO. 406371
MY COMMISSION EXPIRES MAY 24, 2010

On this 27 day of May, 2008, before me, the undersigned Notary Public, personally appeared Jerry Herbold and known to me to be the VP 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

Janis L. Weber

Residing at

Central Point

Notary Public in and for the State of

Oregon

My commission expires

MAY 24, 2010