

MTC79475-SH  
**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED BY THE  
PERSON PRESENTING THE ATTACHED INSTRUMENT  
FOR RECORDING. ANY ERRORS IN THIS COVER SHEET  
DO NOT AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.

**2008-010700**

Klamath County, Oregon



00050497200800107000020027

07/28/2008 03:42:55 PM

Fee: \$26.00

After Recording Return To:  
South Valley Bank  
Attn: Toni Rinehart  
803 Main Street  
Klamath Falls, OR 97601

**1. Name(s) of the Transaction(s):**

Modification of Mortgage of Trust Deed

**2. Direct Party (Grantor):**

Robert John Shelly Jr and Cheryl Madden-Shelly

**3. Indirect Party (Grantee):**

N/A

**4. True and Actual Consideration Paid:**

N/A

**5. Legal Description:**

See Exhibit A

26 HLT

## MODIFICATION OF MORTGAGE OR TRUST DEED

THIS AGREEMENT made and entered into this 27 day of June, 2008 between Robert John Shelly Jr and Cheryl Madden-Shelly hereinafter called the "Borrower(s)" and South Valley Bank & Trust, an Oregon Banking Corporation, hereinafter called the "Lender".

WITNESSETH: On or about June 21, 2007 (or the original maker(s) if the Borrower is an assignee of record) did make, execute and deliver to the Lender that certain promissory note in the sum of \$539,200.00 payable in monthly installments with interest at the rate of 8.750% per annum. For the purpose of securing the payment of said promissory note, the Borrower (s) (or the original maker (s) if the Borrower (s) is an assignee of record) did make, execute and deliver to the Lender their certain Mortgage or Trust Deed, hereinafter called a "Security Instrument" bearing date of June 21, 2007 conveying the following described real property, situated in the County of Klamath State of Oregon to-wit:

Parcel 1 of Land Partition 49-03 said Land Partition being a partition of Lot 10 of TRACT 1316 PARADISE HILL, situated in the W1/2 W1/2 of Section 5, SE1/4 SE1/4 of Section 6, NW1/4 NW1/4 of Section 8 in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.


Said Security Instrument was duly recorded in the records of said county and state on June 22, 2007 as Doc. # 2007-011275

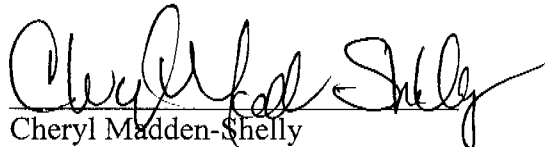
There is now due and owing upon the promissory note aforesaid, the principal sum of Five Hundred Thirty Nine Thousand Two Hundred and no/100 dollars together with the accrued interest therein, and the Borrower (s) desire a modification of the terms of payment thereof, to which the Lender is agreeable on the terms and conditions hereinafter stated and not otherwise.

NOW THEREFORE, in consideration of the premises and of the promises and agreements hereinafter contained, the parties hereto do hereby agree that the balance now due and owing on the promissory note hereinafter described will be due and payable in monthly installments of interest only, on the unpaid principal balance at the rate of 8.750% per annum. The first installment is due and payable on July 1, 2008, and like installments will be due and payable on the 1<sup>st</sup> day of each month thereafter. If on December 1, 2008, (the "Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, all principal and interest, as amended by this Agreement, shall be due and payable in full on the Maturity Date.

Except as herein modified in the manner and on the terms and conditions herein stated, the said promissory note and Security instrument will be in full force and effect, with all the terms and conditions of which the Borrower(s) do agree to comply in the same manner and to the same extent as though the provisions thereof, were in all respects incorporated herein and made a part of this agreement.

IN WITNESS WHEREOF, the Borrower(s) have hereunto set their hand (s) and seal (s) and the Lender has caused those present to be executed on its behalf by its duly authorized representative this day and year first hereinabove written.

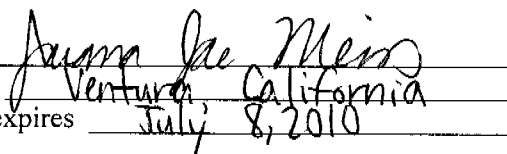
  
Robert John Shelly Jr

  
Cheryl Madden-Shelly

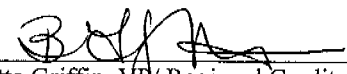
State of California  
County of Ventura

This instrument was acknowledged before me on June 27, 2008 (date) by Robert John Shelly Jr and Cheryl Madden-Shelly

Notary Public for  
My commission expires

  
Ventura, California  
July 8, 2010

South Valley Bank & Trust

By:   
Bridgitte Griffin, VP Regional Credit Administrator  
Klamath/Lake Region

