· KITCU4281+

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 2008-013559 Klamath County, Oregon



09/30/2008 03:39:05 PM

Fee: \$26.00

OFFICIAL SEAL

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

## **MODIFICATION OF DEED OF TRUST**

THIS MODIFICATION OF DEED OF TRUST dated September 29, 2008, is made and executed between PETER R PATE and JUDITH PATE, AS TENANTS IN COMMON ("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 May 9, 2006 (the "Deed of Trust") which has been recorded in KLAMATH County, State of Oregon, as follows:

RECORDED MAY 10, 2006 UNDER KLAMATH COUNTY AUDITOR'S FILE #M06-09369.

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

LOT 4, BLOCK 11, TRACT NO 1050 WINEMA PENINSULA, UNIT 3, 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 40275 BRAY MILL DR, CHILOQUIN, OR 97624. The Real Property tax identification number is 3407-027DD-01100-000.

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

TERMS OF THE NOTE ARE HEARBY AMENDED AS FOLLOWS: NOTE DATED SEPTEMBER 29, 2008 IN THE PRINCIPAL AMOUNT OF 97, 800.00 WITH A MATURITY DATE OF SEPTEMBER 29, 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 SEPTEMBER 29, 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 PETER R PATE	X JUDITA PATE
LENDER:	
STERLING SAVINGS BANK	
X Authorized Officer Subcor	<u> </u>
	INDIVIDUAL ACKNOWLEDGMENT
	INDIVIDUAL ACKINOVILEDGIVIENI AND

STATE OF <u>OREGON</u>	1		(MR)	CARMEN BABCOCK NOTARY PUBLIC-OREGON COMMISSION NO. 405468	
COUNTY OF KLAMATH		) SS )	(i) Cominissic	IN NO. 405468 EXPIRES MAY 4 2010	
On this day before me, the undersigned Notar described in and who executed the Modifica voluntary act and deed, for the uses and purpo	ation of Deed of	Trust, and acknowledged			
Given-under my hand and official seal this	29th	day of Septembe	er , 2008 .		

By Come Salecock Residing at Klamath Falls, Oregon

Notary Public in and for the State of Oregon My commission expires 5/4/20/0



MODIFICATION OF DEED OF TRUST (Continued)

	LENDER ACKNOWLEDGMENT
STATE OF OREGON	OFFICIAL SEAL CRYSTAL KNOKE NOTARY PUBLIC - OREGON COMMISSION NO. 413510 MY COMMISSION EXPIRES JAN. 21, 2011
COUNTY OF KLAMATH	
therein mentioned, and on oath stated that he behalf of Sterling Savings Bank.  By Cuplic Sterling Savings Bank.	and known to me to be the lending officer, authorized agent for and foregoing instrument and acknowledged said instrument to be the free and voluntary act and by Sterling Savings Bank through its board of directors or otherwise, for the uses and purposes or she is authorized to execute this said instrument and in fact executed this said instrument on Residing at Klamath Falls, Oregon
Notary Public in and for the State of <u>Orego</u>	m My commission expires)- み ト み り し
LASER PRO Lending, Ver. 5.39.00.008	Copr. Harland Financial Solutions, Inc. 1997, 2008. All Rights Reserved OR
The second secon	Copr. Harland Financial Solutions, Inc. 1997, 2008. All Rights Reserved OR O:\LASER\CFI\LPL\G202.FC TR-106308 PR-21