

2009-000117

Klamath County, Oregon



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01/06/2009 11:39:37 AM

Fee: \$26.00

RECORDATION REQUESTED BY:

Sterling Savings Bank
Klamath Falls - Main
540 Main St
Klamath Falls, OR 97601

WHEN RECORDED MAIL TO:

Sterling Savings Bank
Loan Support
PO Box 2224
Spokane, WA 99210

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

ATE 62844

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated January 2, 2009, is made and executed between BART T WORRELL and AMY L WORRELL, AS TENANTS BY THE ENTIRETY ("Grantor") and Sterling Savings Bank, whose address is Klamath Falls - Main, 540 Main St, Klamath Falls, OR 97601 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated April 14, 2006 (the "Deed of Trust") which has been recorded in KLAMATH County, State of Oregon, as follows:

RECORDED APRIL 17, 2006 UNDER KLAMATH COUNTY AUDITOR'S FILE #M06-07441.

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

LOT 1, BLOCK 1, WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM A PORTION OF LOT 1, BLOCK 1, WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF BLOCK 1, WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS; THENCE SOUTH 2' 25' EAST ALONG THE EAST LINE OF LOT 1, BLOCK 1 29.9 FEET; THENCE NORTH 21' 22' WEST, 32.0 FEET TO THE NORTH LINE OF LOT 1, BLOCK 1; THENCE NORTH 89' 55' EAST ALONG THE SAID NORTH LINE 12.9 FEET TO THE PLACE OF BEGINNING.

The Real Property or its address is commonly known as 2033 HERBERT ST, KLAMATH FALLS, OR 97601. The Real Property tax identification number is R374026.

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

TERMS OF THE NOTE ARE HEARBY AMENDED AS FOLLOWS: NOTE DATED JANUARY 2, 2009 IN THE PRINCIPAL AMOUNT OF \$92,500.00 WITH A MATURITY DATE OF JANUARY 2, 2039.

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 endorers 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 JANUARY 2, 2009.

GRANTOR:

x Bart T Worrell
BART T WORRELL

x Amy L Worrell
AMY L WORRELL

LENDER:

STERLING SAVINGS BANK

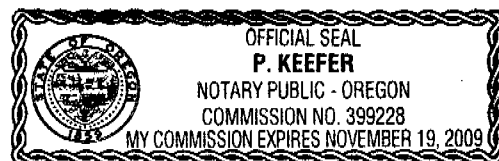
x [Signature]
Authorized Officer

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 BART T WORRELL and AMY L WORRELL, 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 2nd day of January, 2009.
By [Signature] Residing at Klamath Falls, Oregon
Notary Public in and for the State of Oregon My commission expires November 19, 2009

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LENDER ACKNOWLEDGMENT

STATE OF Oregon)
) SS
COUNTY OF Klamath)



On this 2nd day of January, 2009, before me, the undersigned Notary Public, personally appeared Pamela Keefe and known to me to be the Personal Banker, 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 Heidi Anderson Residing at Klamath Falls, OR
Notary Public in and for the State of Oregon My commission expires 2/19/12

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