

NTC 13916-9572

2009-007905

Klamath County, Oregon

RECORDATION REQUESTED BY:

South Valley Bank & Trust
Commercial Branch
P O Box 5210
Klamath Falls, OR 97601



06/08/2009 03:33:09 PM

Fee: \$31.00

WHEN RECORDED MAIL TO:

South Valley Bank & Trust
Commercial Branch
P O Box 5210
Klamath Falls, OR 97601

SEND TAX NOTICES TO:

South Valley Bank & Trust
Commercial Branch
P O Box 5210
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated June 5, 2009, is made and executed between Campus Square Company a Partnership ("Grantor") and South Valley Bank & Trust, whose address is Commercial Branch, P O Box 5210, Klamath Falls, OR 97601 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated April 30, 1999 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Recorded May 6, 1999 in the Office of the Klamath County Clerk in Vol M99, Page 17453.

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 2223-2237 N Eldorado, Klamath Falls, OR 97601.

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

Extend the maturity.

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 JUNE 5, 2009.

GRANTOR:

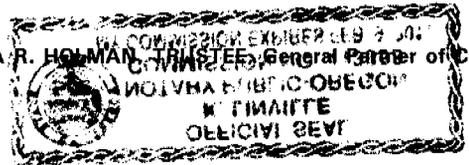
CAMPUS SQUARE COMPANY A PARTNERSHIP

HENRY T. HOLMAN TRUST UTAD OCTOBER 9, 1999, GENERAL PARTNER, PATRICA R. HOLMAN, TRUSTEE, General Partner of Campus Square Company a Partnership

By: Patricia R. Holman, Trustee
Patricia R. Holman, Trustee of Henry T. Holman Trust UTAD October 9, 1999, General Partner, Patrica R. Holman, Trustee

PATRICIA R. HOLMAN TRUST UTAD OCTOBER 9, 1990, GENERAL PARTNER, PATRICA R. HOLMAN, TRUSTEE, General Partner of Campus Square Company a Partnership

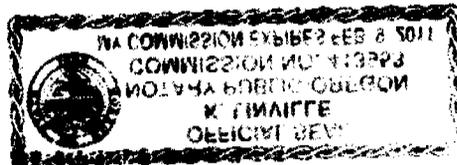
By: Patricia R. Holman, Trustee
Patricia R. Holman, Trustee of Patricia R. Holman Trust UTAD October 9, 1990, General Partner, Patrica R. Holman, Trustee



LENDER:

SOUTH VALLEY BANK & TRUST

X Jeff Bradford
Authorized Officer



AMERITITLE has recorded this Instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

3/11/11

PARTNERSHIP ACKNOWLEDGMENT

STATE OF Oregon)
) SS
COUNTY OF Wasco)



On this 5 day of June, 2009, before me, the undersigned Notary Public, personally appeared Patricia R. Holman, Trustee of Henry T. Holman Trust UTAD October 9, 1999, General Partner, Patricia R. Holman, Trustee, General Partner of Campus Square Company a Partnership and Patricia R. Holman, Trustee of Patricia R. Holman Trust UTAD October 9, 1990, General Partner, Patricia R. Holman, Trustee, General Partner of Campus Square Company a Partnership, and known to me to be partners or designated agents of the partnership that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the partnership.

By K. Linville Residing at Wasco Falls
Notary Public in and for the State of Oregon My commission expires 2-9-11

LENDER ACKNOWLEDGMENT

STATE OF Oregon)
) SS
COUNTY OF Wasco)



On this 5 day of June, 2009, before me, the undersigned Notary Public, personally appeared Jeffrey Bradford and known to me to be the Vice President authorized agent for South Valley Bank & Trust that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of South Valley Bank & Trust, duly authorized by South Valley Bank & Trust 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 South Valley Bank & Trust.

By K. Linville Residing at Wasco Falls
Notary Public in and for the State of Oregon My commission expires 2-9-11

UNOFFICIAL COPY

**EXHIBIT "A"
LEGAL DESCRIPTION**

Lots 1, 2 and 3, Block 2, REPLAT NO. 1 OF SUNNYSIDE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situated in Block 2 of "Replat No. 1 of Sunnyside Addition" to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the most Westerly corner of said Block 2; thence North 48 degrees 47' East along the South right of way line of Shallock Avenue, 190.00 feet; thence leaving said right of way line South 32 degrees 49' East parallel to Dahlia Street, 80.00 feet; thence South 48 degrees 47' West parallel to said right of way line of Shallock Avenue, 190.00 feet to a 1/2 inch iron pin on the Easterly right of way line of said Dahlia Street; thence North 32 degrees 49' West along said right of way line of Dahlia Street, 80.00 feet to the point of beginning.

CAMPUS SQUARE COMPANY, A PARTNERSHIP

BY *Patricia R. Holman Trustee*

HENRY T. HOLMAN TRUST UTAD OCTOBER 9, 1990, GENERAL PARTNER, PATRICIA R. HOLMAN, TRUSTEE

BY: *Patricia R. Holman Trustee*

PATRICIA R. HOLMAN TRUST UTAD OCTOBER 9, 1990, GENERAL PARTNER, PATRICIA R. HOLMAN, TRUSTEE