

2009-014096

Klamath County, Oregon



00074816200900140960070073

11/02/2009 10:00:05 AM

Fee: \$67.00

When recorded mail to: MOD REC

Equity Loan Services, Inc.

Loss Mitigation Title Services- LMTS

1100 Superior Ave., Ste 200 532 0853

Cleveland, OH 44114

Attn: National Recordings 1120

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LOAN MODIFICATION AGREEMENT
(Providing for Step Interest Rate)

OF DEED OF
 TRUST

40999274

CMI/CB # 771177129

This Loan Modification Agreement ("Agreement"), made 04/01/09, between FRANK G GRECO II, LAURIE A GRECO, , ("Borrower") whose address is 18700 VICTORIA LN, SALINAS, CA 93907-1209 and CitiMortgage, Inc. ("Lender"), whose address is 1000 Technology Drive, O'Fallon, MO 63368-2240, and Mortgage Electronic Registration Systems, Inc., whose address is P.O. Box 2026, Flint, MI 48501-2026 ("Mortgagee"), amends and supplements (1) ~~the Mortgage, Deed of Trust, or Security Deed~~ (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated 03/07/06, and recorded on 03/09/06 in Book or Liber na, at page(s) na, or Document No. MO6-04337, of the Recorders Office of the Records of KLAMATH COUNTY, Oregon, and (2) the Note bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at 5161 LARCH LANE, KLAMATH FALLS, OR 97601, the real property described being set forth in the attached LEGAL DESCRIPTION, or as follows:

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of 04/01/09, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$217,140.70, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized. (The current unpaid principal balance now due and owing of \$207,370.14, plus the total capitalized amount of \$9,770.56 equal the Unpaid Principal Balance of \$217,140.70.)

2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance for the first year at the yearly rate of 4.250%, from 04/01/09 and Borrower promises to pay monthly payments of principal and interest in the amount of \$941.57, beginning on 05/01/09. During the second year, interest will be charged at the yearly rate of 5.250%, from 04/01/10, and Borrower shall pay monthly payments of principal and interest in the amount of \$1,080.87 beginning on 05/01/10. During the third year and continuing thereafter until the Maturity date (as hereinafter defined), interest will be charged at the yearly rate of 6.250%, from 04/01/11, and Borrower shall pay monthly payments of principal and interest in the amount of \$1,225.69 beginning on 05/01/11 and shall continue the monthly payments thereafter on the same day of each succeeding month until principal and interest are paid in full. If on 04/01/49 (the "Maturity Date"), Borrower still owes amounts under the Note and Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

Borrower will make such payments at CitiMortgage, Inc., 1000 Technology Drive, O'Fallon, MO 63368-2240 or at such other place as Lender may require.

3. If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:

(a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note, including, where applicable, the Timely Payment Rewards rate reduction, as described in paragraph 1 of the Timely Payment Rewards Addendum to Note and paragraph A.1. of the Timely Payment Rewards Rider. By executing this Agreement, Borrower waives any Timely Payment Rewards rate reduction to which Borrower may have otherwise been entitled; and

(b) all terms and provisions of any adjustable rate rider or Timely Payment Rewards Rider, where applicable, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

5. Borrower understands and agrees that:

(a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.


(b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.

(c) Borrower has no right of set-off or counterclaim, or any defense to the obligations of the Note or Security Instrument.

(d) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.

(e) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.

(f) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.


FRANK G GRECO II
Date 3/20/09


LAURIE A GRECO
Date 3/20/09

WITNESS
SIGNATURE: _____

PRINT NAME: _____

WITNESS
SIGNATURE: _____

PRINT NAME: _____

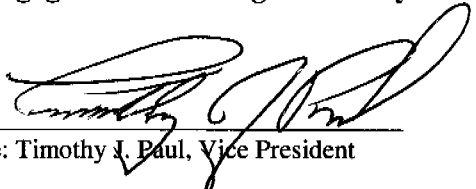
WITNESS
SIGNATURE: _____

PRINT NAME: _____

WITNESS
SIGNATURE: _____

PRINT NAME: _____

Mortgage Electronic Registration Systems, Inc. ("MERS"), Mortgagee

By: 
Title: Timothy J. Paul, Vice President

Prepared By: CitiMortgage, Inc.
1000 Technology Drive
O'Fallon, MO 63368-2240
Susan Capleton

[Space Below This Line for Acknowledgments]

State of CALIFORNIA)
) SS
County of SAN BENITO)

On this 20 day of MARCH, 2007, before me personally appeared FRANK G GRECO II, to me known or proved to be the person(s) described in and who executed the foregoing instrument, and acknowledged that HE/SHE/THEY executed the same as HIS/HER/THEIR free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public SEE ATTACHED NOTARIAL CERTIFICATE

My Commission Expires: _____

State of)
) SS
County of)

On this _____ day of _____, _____, before me personally appeared LAURIE A GRECO, to me known or proved to be the person(s) described in and who executed the foregoing instrument, and acknowledged that HE/SHE/THEY executed the same as HIS/HER/THEIR free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public _____

My Commission Expires: _____

[Space Below This Line for Acknowledgments]

State of Missouri)

County of St. Charles)

On June 17th 2009, before me appeared Timothy J. Paul, to me personally known, being by me duly sworn or affirmed, whose address is 1000 Technology Drive, O'Fallon, MO 63368-2240, did say that he is the Vice President of Mortgage Electronic Registration Systems, Inc. (MERS), Mortgagee, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors, and Timothy J. Paul acknowledged said instrument to be the free act and deed of said corporation.

Notary Public

My Commission Expires:



LEE KEE ROBINSON, SR.

My Commission Expires

May 20, 2013

St. Louis County

Commission #09462618

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SAN BENITO

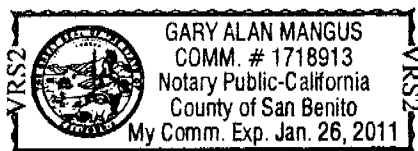
On 3-20-2009 before me, GARY ALAN MANGUS, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared FRANK G. GRECO, II AND LAURIE A. GRECO

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same in ~~his~~ ~~her~~ their authorized capacity(ies), and that by ~~his~~ ~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature Gary Alan Mangus

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: MODIFICATION AGREEMENT FOR CITIBANK

Document Date: 3-20-2009

Number of Pages: 5

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

LEGAL DESCRIPTION

Lot 16 in Tract 1416, The Woodlands - Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: 890996
