

NJC 83055

2010-000315

Klamath County, Oregon

RECORDATION REQUESTED BY:

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



01/11/2010 11:21:07 AM

Fee: \$57.00

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 December 28, 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, a modification dated June 5, 2009, recorded on June 8, 2009 in the Office of the Klamath County Clerk as 2009-0007905.

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 and 2210, 2226 Shallock, Klamath Falls, OR, 97601.

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

Increase the loan by \$250,000.00, extend the maturity date.

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 endorser 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.

DUE ON SALE-CONSENT BY LENDER. Due On Sale-Consent By Lender. Lender may, at lender's option, declare immediately due and payable all sums secured by this Deed of Trust upon the sale or transfer, without Lender's prior written consent, of all and any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property, or by any other method of conveyance of an interest in the Real Property. If any Grantor is a corporation, partnership or limited liability company, transfer also includes any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interests or limited liability company interests, as the case may be, of such Grantor. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Oregon law.

CROSS-COLLATERALIZATION. In addition to the Note, this Agreement secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, absolute or contingent, liquidated or unliquidated and whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accomodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

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 DECEMBER 28, 2009.

52amt



MODIFICATION OF DEED OF TRUST

(Continued)

GRANTOR:

CAMPUS SQUARE COMPANY A PARTNERSHIP

HENRY T. HOLMAN TRUST UTAD OCTOBER 9, 1990, GENERAL PARTNER, PATRICA R. HOLMAN, TRUSTEE, Partner of Campus Square Company a Partnership
By: *Henry T. Holman*, Trustee of Henry T. Holman Trust UTAD October 9, 1990, General Partner, Patricia R. Holman, Trustee

PATRICIA R. HOLMAN TRUST UTAD OCTOBER 9, 1990, GENERAL PARTNER, PATRICA R. HOLMAN, TRUSTEE, Partner of Campus Square Company a Partnership
By: *Patricia R. Holman*, Trustee of Patricia R. Holman Trust UTAD October 9, 1990, General Partner, Patricia R. Holman, Trustee

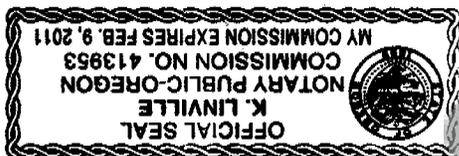
CAMPUS INVESTMENTS LLC
By: *Mark Wentz*, Manager of Campus Investments LLC

LENDER:

SOUTH VALLEY BANK & TRUST

Authorized Officer

PARTNERSHIP ACKNOWLEDGMENT



SS)
)

STATE OF Oregon
COUNTY OF *Lincoln*

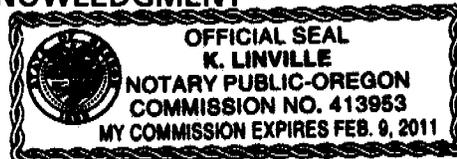
On this 8 day of Jan, 2010, before me, the undersigned Notary Public, personally appeared Patricia R. Holman, Trustee of Henry T. Holman Trust UTAD October 9, 1990, General Partner, Patricia R. Holman, Trustee, Partner of Campus Square Company a Partnership and Patricia R. Holman, Trustee of Patricia R. Holman Trust UTAD October 9, 1990, General Partner, Patricia R. Holman, Trustee, Partner 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: *Patricia R. Holman* Residing at *Lincoln Falls*
Notary Public in and for the State of Oregon
My commission expires 2-9-11



MODIFICATION OF DEED OF TRUST
(Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Oregon)
) SS
COUNTY OF Wasco)



On this 8 day of Jan, 20 10, before me, the undersigned Notary Public, personally appeared **Mark Wendt, Manager of Campus Investments LLC**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature] 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 8 day of Jan, 20 10, before me, the undersigned Notary Public, personally appeared **Jeff Bradford** and known to me to be the VP, 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 [Signature] Residing at Wasco Falls
Notary Public in and for the State of Oregon My commission expires 2-9-11

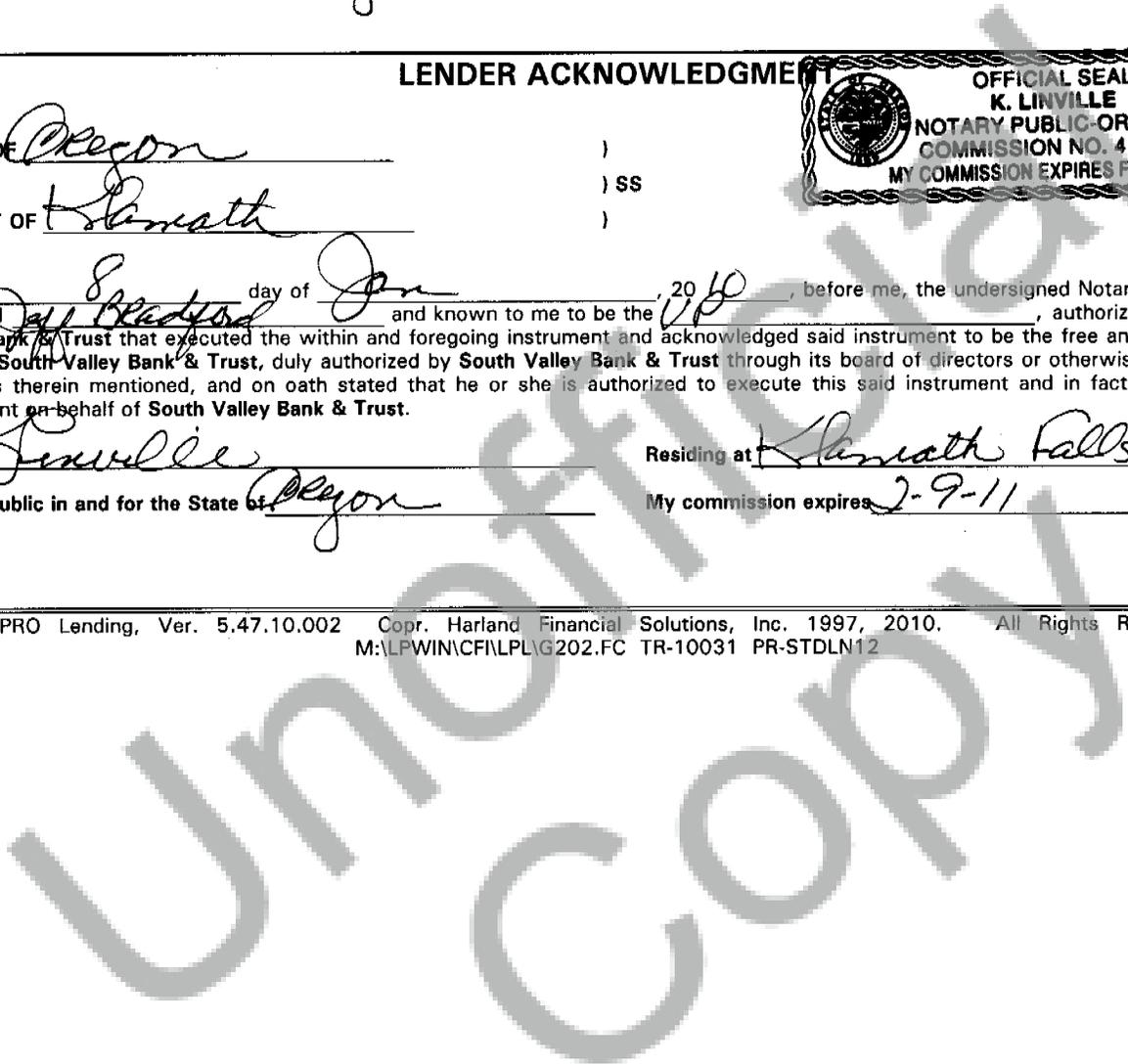


EXHIBIT "A"
LEGAL DESCRIPTION

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: *Henry Z. Holman Trust* *Patricia R. Holman Trustee*
HENRY Z. HOLMAN TRUST UTAD OCTOBER 9, 1990, GENERAL PARTNER, PATRICIA R. HOLMAN, TRUSTEE

BY: *Patricia R. Holman Trust* *Patricia R. Holman Trustee*
PATRICIA R. HOLMAN TRUST UTAD OCTOBER 9, 1990, GENERAL PARTNER, PATRICIA R. HOLMAN, TRUSTEE

CAMPUS INVESTMENTS, LLC

BY: *Mark B. Wendt*
MARK WENDT, MANAGER OF CAMPUS INVESTMENTS, LLC