

UTC 1396-10076

2010-007258

Klamath County, Oregon

**RECORDATION REQUESTED BY:**

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



00085833201000072580040040

**WHEN RECORDED MAIL TO:**

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

06/14/2010 03:22:18 PM

Fee: \$52.00

**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 11, 2010, is made and executed between KEVIN C. WESTFALL AND CAROL F. WESTFALL, AS TENANTS BY THE ENTIRETY ("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 March 22, 2007 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

recorded on March 26, 2007 in Volume 2007-0005469 at the Klamath County Recorder's Office in Klamath County, Oregon.

**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 849 Riverside Drive, acres located on Homedale and Henley Road, Klamath Falls, OR 97601-03. The Real Property tax identification number is 3909-005BA-00400-000, 3909-005BA-00500-000 & 3909-005BA-00600-000, 3909-02500-01300000 & 3909-025AO-04002-000, 3909-02500-00900-000, 3909-02500-01000-000 & 3909-02500-01100-00.

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

**Extended 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 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.

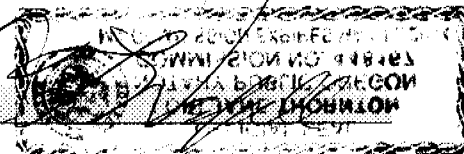
**DUE ON SALE-CONSENT BY LENDER.** Due On Sale-Consent By Lender. Lender may, at lender's option, declare immediately due and payable all sums secured by this Deed of Trust upon the sale or transfer, without Lender's prior written consent, of all and any part of the Real Property, or any interest in 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.

**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 11, 2010.**

**GRANTOR:**

x Kevin C. Westfall  
Kevin C. Westfall

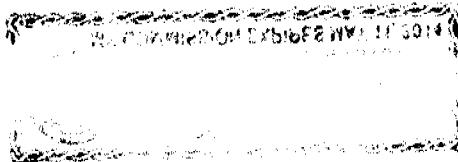
x Carol F. Westfall  
Carol F. Westfall



**LENDER:**

**SOUTH VALLEY BANK & TRUST**

x Lessa Koch  
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.

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MODIFICATION OF DEED OF TRUST  
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGON )  
 ) SS  
COUNTY OF KLAMATH )



On this day before me, the undersigned Notary Public, personally appeared **Kevin C. Westfall and Carol F. Westfall**, 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 11TH day of JUNE, 2010.

By [Signature] Residing at Klamath Falls, Oregon 97601  
Notary Public in and for the State of Oregon My commission expires 5/11/2014

LENDER ACKNOWLEDGMENT

STATE OF OREGON )  
 ) SS  
COUNTY OF KLAMATH )



On this 11TH day of JUNE, 2010, before me, the undersigned Notary Public, personally appeared Tessa Koch and known to me to be the Loan Officer, 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 Klamath Falls, Oregon 97601  
Notary Public in and for the State of Oregon My commission expires 5/11/2014

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

A tract of land situated in the E1/2 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the C-N1/16 corner of said Section 25; thence East, along the North line of the S1/2 NE1/4 of said Section 25, 370 feet, more or less, to the Southwesterly right of way line of the Burlington Northern Railroad; thence Southeasterly, along the said Southwesterly right of way line, 1940 feet, more or less; thence West, along the said right of way line, 110 feet, more or less; thence Southeasterly, along said right of way line, 200 feet, more or less, to the West right of way line of the USBR A-7 Lateral; thence Southerly, along the said West right of way line, 1030 feet, more or less, to the North line of that tract of land described in Deed Volume M03, page 05798, Microfilm Records of Klamath County, Oregon; thence along the boundary of said Deed Volume, North 52° 23' West 220 feet, more or less, and South 29° 25' West, 39.3 feet, more or less, to a point on the North right of way line of the U.S.B.R. No. 1 Drain; thence Westerly along the said North right of way line, 1840 feet, more or less, to the North-South center section line of said Section 25; thence North 2800 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING any portion lying within the right of way of Henley Road.

**PARCEL 2**

The N1/2 SW1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING any portion lying within the USBR No. 1 Irrigation Drain.

**PARCEL 3**

**A**

A tract of land in Government Lot 1 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Northwest corner of said Section 5; thence East 1908.8 feet, along the North line of said section, to an intersection with the centerline of the Riverside Spur Tract of the Great Northern Railway Company; thence South 21° 35' East, along said centerline 657.83 feet; thence South 68° 25' West 22.5 feet to the Northeast corner of a tract of land conveyed by to the Natural Gas Corporation of Oregon by deed recorded October 27, 1930 in Volume 93, page 171, Deed Records of Klamath County, Oregon; thence South 68° 25' West 68.19 feet; thence North 14° 00' West 103 feet to the True Point of Beginning of the tract to be herein described; thence South 87° 00' West, along the Southerly boundary of a tract formerly owned by said Railway Company 231.0 feet to a point on the Easterly boundary of the right of way of the Klamath Falls-Ashland Highway;

Continued

(Parcel 3 A Continued)

thence North 23° 50' West along the said highway right of way line, 105.8 feet to the centerline of a certain roadway easement 24 feet in width as reserved in a deed recorded August 17, 1955 in Deed Volume 276, page 484, Deed Records of Klamath County, Oregon; thence North 81° 40' East, along said centerline 113.5 feet; thence Southeasterly on said centerline, along a 32° curve to the right, through an angle of 67° 24' for a distance of 210.6 feet; thence Southeasterly on said centerline and tangent to said curve to a point in the Southerly boundary of said tract formerly owned by said Railroad Company from which the true point of beginning herein bears South 87° 00' West; thence South 87° 00' West 28.6 feet to the true point of beginning.

EXCEPT from the foregoing described tract that part lying Northerly and Northeasterly of a line drawn parallel with and 12 feet Southerly from (when measured at right angles to) the Northerly and Northeasterly line of said herein described tract.

**B**

All that portion of Lot 1, Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

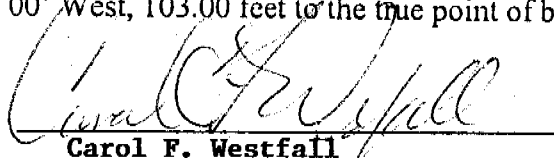
Beginning at a point in the East line of the county road leading from Klamath Falls to Keno, which point is South 7° 3' East 92.2 feet; South 14° 30' East 312.55 feet, South 23° 50' East 179.6 feet along the East line of said county road from the intersection thereof with the North line of said Lot 1, Section 5; thence from said point of beginning North 87° East 231.0 feet along the Southerly boundary of the C.R. DeLap Tract; thence South 14° East 103.0 feet; thence South 62° 23' West 77.0 feet; thence South 83° 52' West 101.8 feet, more or less to the East line of the State Highway; thence along said East line of the State Highway North 32° 25' West 160.0 feet to the point of beginning.

**C**

An irregular tract of land situated in Lot 1, Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point of intersection of the North line of Lot 1, Section 5 and the E line of the county road leading from Klamath Falls to Keno; thence South 7° 3' East, 92.2 feet; thence South 14° 30' East, 312.55 feet; thence South 23° 50' East, 179.6 feet; thence North 87° 00' East, 231.0 feet along the Southerly boundary of the C.R. DeLap tract to the True Point of Beginning for this description; thence continuing North 87° 00' East, 15.41 feet to a point on the West line of a 24 foot road right of way; thence South 30° 56' East along said West line of said road right of way, 98.62 feet; thence South 68° 25' West, 43.87 feet; thence North 14° 00' West, 103.00 feet to the true point of beginning.

  
Kevin C. Westfall

  
Carol F. Westfall