

UTC 64835

2010-008714

Klamath County, Oregon

RECORDATION REQUESTED BY:

PremierWest Bank
East McAndrews Branch
1455 E. McAndrews Road
Medford, OR 97504



00087596201000087140030037

07/21/2010 03:22:36 PM

Fee: \$47.00

WHEN RECORDED MAIL TO:

PremierWest Bank
Consumer Loan Department
1463 E. McAndrews Road Ste 3
Medford, OR 97504

SEND TAX NOTICES TO:

Brian J. Kopp
Anne E. Kopp
2721 Fountainhead Dr.
San Ramon, CA 94583

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated July 17, 2010, is made and executed between Brian J. Kopp and Anne E. Kopp, as tenants by the entirety ("Grantor") and PremierWest Bank, whose address is East McAndrews Branch, 1455 E. McAndrews Road, Medford, OR 97504 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated April 27, 2004 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Deed of Trust in the amount of \$77,400.00, recorded on May 18, 2004 as Document No. Vol M04, Page 31227-31232 in the official records of the Klamath County Clerk, subsequently revised with a Modification of Deed of Trust dated May 9, 2008; subsequently revised with a Modification of Deed of Trust dated May 21, 2009.

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

Lot 120, RUNNING Y RESORT, PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The Real Property or its address is commonly known as Lot 120, Running Y Resort, Phase 2, Klamath Falls, OR 97601. The Real Property tax identification number is 3808-004C0-08200-000.

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

It is hereby agreed to extend the maturity date from May 13, 2010 to May 13, 2011.

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 JULY 17, 2010.

GRANTOR:

x Brian J. Kopp
Brian J. Kopp

x Anne E. Kopp
Anne E. Kopp

LENDER:

PREMIERWEST BANK

x Jannette Clarke
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____)

) SS

COUNTY OF _____)

On this day before me, the undersigned Notary Public, personally appeared Brian J. Kopp, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this _____ day of _____, 20_____.

By _____ Residing at _____

Notary Public in and for the State of _____ My commission expires _____

PLEASE SEE
ATTACHED NOTARY

47AMJ

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____)

) SS

COUNTY OF _____

On this day before me, the undersigned Notary Public, personally appeared _____, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this _____ day of _____, 20____.

By _____ Residing at _____

Notary Public in and for the State of _____ My commission expires _____

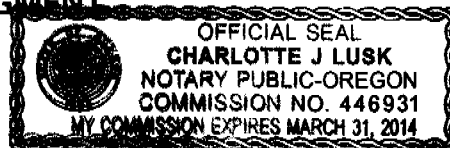
PLEASE SEE
ATTACHED NOTARY

LENDER ACKNOWLEDGMENT

STATE OF Oregon)

) SS

COUNTY OF Jackson)



On this 15th day of July, 20 10, before me, the undersigned Notary Public, personally appeared Jeannette Clarke and known to me to be the Assistant Vice President, authorized agent for PremierWest Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of PremierWest Bank, duly authorized by PremierWest 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 PremierWest Bank.

By Charlotte J. Lusk Residing at Medford, Oregon

Notary Public in and for the State of Oregon My commission expires 3/31/2014

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Contra Costa

On July 19, 2010

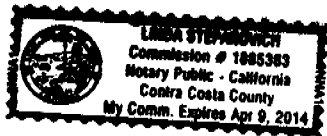
Date

before me

Linda Stepanovich, Notary Public
Here Insert Name and Title of the Officer

personally appeared

Brian J. Kopp and Anne E. Kopp
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 and/or Stamp Above

Signature: Linda Stepanovich

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 of Deed of Trust

Document Date: July 19, 2010

Number of Pages: 2 Pages

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Brian J. Kopp

Signer's Name: Anne E. Kopp

☐ Corporate Officer — Title(s): _____

☐ Corporate Officer — Title(s): _____

☒ Individual

☒ Individual

☐ Partner — ☐ Limited ☐ General

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Attorney in Fact

☐ Trustee

☐ Trustee

☐ Guardian or Conservator

☐ Guardian or Conservator

☐ Other: _____

☐ Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here



RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

