

WTC 1390-10238

2010-012385

Klamath County, Oregon



00091919201000123850020025

10/20/2010 11:29:10 AM

Fee: \$42.00

After Recording Please Return To:
South Valley Bank & Trust
Attn: Toni Rinehart
PO Box 5210
Klamath Falls OR 97601

MODIFICATION OF MORTGAGE OR TRUST DEED

THIS AGREEMENT made and entered into this 15 day of Oct, 2010, and between **Lane T Robinette and Bassima F Robinette** hereinafter called the "Borrower(s)" and South Valley Bank & Trust, an Oregon Banking Corporation, hereinafter called the "Lender".

WITNESSETH: On or about November 27, 2007, the Borrower(s) (or the original maker(s) if the Borrower is an assignee of record) did make, execute and deliver to the Lender that certain promissory note in the sum of \$89,300.00 payable in monthly installments with interest at the rate of 8.500% per annum. For the purpose of securing the payment of said promissory note, the Borrower (s) (or the original maker (s) if the Borrower (s) is an assignee of record) did make, execute and deliver to the Lender their certain Mortgage or Trust Deed, hereinafter called a "Security Instrument" bearing date of November 27, 2007, conveying the following described real property, situated in the County of Klamath State of Oregon to-wit:

A parcel of land situated in the S1/2 N1/2 of Section 27, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8-inch iron pin with plastic cap on the north line of the S1/2 N1/2 of said Section 27, from which the W1/4 corner of said Section 27 bears North 89°49'13" West 2,266.50 feet and South 00°06'04" West 1,321.35 feet; thence South 89°49'13" East along said north line, 3,019.35 feet to the east line of said Section 27; thence South 01°18'19" West, along said East line, 657.26 feet; thence North 89°53'43" West 3,811.45 feet; thence North 37°19'50" East 361.16 feet; thence North 66°58'05" East 357.11 feet; thence North 48°06'22" East 348.50 feet to the point of beginning, with bearing based on survey No. 3358, as recorded in the office of the Klamath County Surveyor.
Also know as Parcel 2 of Major Land Partition 3-84 on file in the Office of the Klamath County Engineer.

Said Security Instrument was duly recorded in the records of said county and state on November 27, 2007 as Doc # 2007-020005.

There is now due and owing upon the promissory note aforesaid, the principal sum of Eighty-Nine Thousand Two Hundred Eithy-Nine and 40/100 dollars together with the accrued interest therein, and the Borrower (s) desire a modification of the terms of payment thereof, to which the Lender is agreeable on the terms and conditions hereinafter stated and not otherwise.

NOW THEREFORE, in consideration of the premises and of the promises and agreements hereinafter contained, the parties hereto do hereby agree that the balance now due and owing on the promissory note hereinafter described will be due and payable in monthly installments of interest only, beginning on December 1, 2010 on the unpaid principal balance at the rate of 8.500% per annum. If on November 1, 2013, (the "Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

Except as herein modified in the manner and on the terms and conditions herein stated, the said promissory note and Security instrument will be in full force and effect, with all the terms and conditions of which the Borrower(s) do agree to comply in the same manner and to the same extent as though the provisions thereof, were in all respects incorporated herein and made a part of this agreement.

IN WITNESS WHEREOF, the Borrower(s) have hereunto set their hand (s) and seal (s) and the Lender has caused those present to be executed on its behalf by its duly authorized representative this day and year first hereinabove written.

Lane T Robinette

Bassima F Robinette

42AM

Attached to Modification of Mortgage
or Trust Deed. dated 10/15/10

State of Oregon)

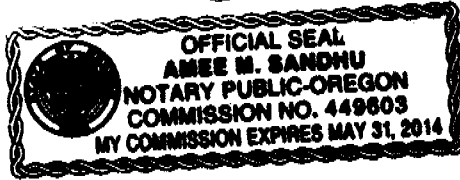
County of Clatsop)

This instrument was acknowledged before me on Oct 15th 2010 (date) by Lane T Robinette and
Bassima F Robinette

Amee M. Sandhu
Notary Public for Oregon
My commission expires May 31, 2014

South Valley Bank & Trust

By: Cortney Felix
Cortney Felix
VP/Real Estate Department Manager



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.