

2011-000342

Klamath County, Oregon



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01/10/2011 02:19:08 PM

Fee: \$47.00

RECORDING COVER SHEET

PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO:

Name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238

CARLYLE F. STOUT III
ATTORNEY AT LAW
215 LAUREL STREET
MEDFORD OR 97501

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(A)
NOTE: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property".

MODIFICATION OF PROMISSORY NOTE AND DEED OF TRUST

2. Grantor(s) as described in ORS 205.160.

TRENT INVESTMENTS, LLC, an Oregon Limited Liability Company

3. Grantee(s) as described in ORS 205.160.

TEDDY B. WILLIAMS

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

N/A

*MODIFYING TRUST DEED RECORDED NOVEMBER 14, 2008 AT VOLUME 2008, PAGE 015430, ✓
OFFICIAL RECORDS, KLAMATH COUNTY, OREGON.

MODIFICATION OF PROMISSORY NOTE AND DEED OF TRUST

THIS MODIFICATION OF PROMISSORY NOTE AND DEED OF TRUST (the "**Modification**") is made by and between **TRENT INVESTMENTS, LLC**, an Oregon Limited Liability Company, and **TEDDY B. WILLIAMS**. The effective date of this Modification (the "**Effective Date**") shall be the last date of the signature executed below by either party.

RECITALS

WHEREAS, on November 13, 2008, Teddy B. Williams executed a Promissory Note in the sum of \$60,500 United States Dollars in favor of Trent Investments, LLC (the "**Note**");

WHEREAS, the principal balance plus all accrued interest owing on the Note was due on November 14, 2010, (the "**Maturity Date**");

WHEREAS, contemporaneous with the execution of the Note, Teddy B. Williams executed a Trust Deed dated November 13, 2008, in favor of Trent Investments, LLC as Beneficiary, with First American Title Insurance Company of Oregon as Trustee, (the "**Trust Deed**"), to secure payment of the Note;

WHEREAS, the Trust Deed was recorded on November 14, 2008, in the Official Records of Klamath County, Oregon, at Volume 2008, Page 015430;

WHEREAS, the Trust Deed provided that the final payment of principal and interest on the Note was November 14, 2010 (the "**Maturity Date**");

WHEREAS, the parties desire to extend the Maturity Date of the Note and the Trust Deed up to and including May 14, 2011;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. The Maturity Date of the Note and Trust Deed is extended from November 14, 2010, to and including May 14, 2011;

2. Teddy B. Williams shall reimburse and pay Trent Investments, LLC, costs, expenses and attorney's fees incurred by Trent Investments, LLC, concerning the preparation of this Modification and recording of the same contemporaneous with the execution of this Modification and prior to recording of the same;

3. All other terms and conditions of the Note and Trust Deed remain the same and in full force and effect;

4. In the case of any discrepancy, ambiguity or contradiction between and terms of the Note and Trust Deed and this Modification, the terms of this Modification shall supersede and control;

5. This Modification shall serve as an amendment to any escrow instructions executed by the parties and to any account servicing agent; however, the parties shall execute any documents necessary and/or required to carry out the intent of this Modification;

6. This Modification shall be recorded in the Official Records of Klamath County, Oregon.

IN WITNESS WHEREOF, this Modification has been executed by Trent Investments, LLC, and Teddy B. Williams on the dates set forth below.

**TRENT INVESTMENTS, LLC an Oregon
Limited Liability Company**

DATE: December 22, 2010.

BY: J. Trent Nistler
J. Trent Nistler, its Authorized Representative

JANUARY 2011
DATE: ~~December 10~~, 2010.

Teddy B. Williams
Teddy B. Williams

STATE OF OREGON)
)ss.
County of Jackson)

Personally appeared before me the above named **J. TRENT NISTLER**, the Authorized Representative of Trent Investments, LLC, an Oregon Limited Liability Company, and acknowledged the foregoing instrument to be its his voluntary act and deed. On this 22 day of December, 2010.



Mary K. Valdes
Notary Public for Oregon
My Commission Expires: 2-24-13

STATE OF OREGON)
)ss.
County of Klamath)

Personally appeared before me the above named **TEDDY B. WILLIAMS** and acknowledged the foregoing instrument be his voluntary act and deed. On this 10 day of ~~December~~, 2010, JANUARY 2011.



Alice M. Horton
Notary Public for Oregon
My Commission Expires: Mar 2, 2012

(dee\\clients\\nistler\\misc matters\\modification of prom note and trust deed.williams)