

2011-002357

Klamath County, Oregon



00097518201100023570040041

02/22/2011 10:51:18 AM

Fee: \$52.00

AGREEMENT OF SALES CONTRACT MODIFICATIONS

This agreement is to modify the contract provisions of 10-15-2008 for the sale of 2237, 2241, & 2261 S. 6th St., Klamath Falls, OR 97601 and evidenced by two documents, titled 2008-014153 and 2008-014152, by Gee, Mah & Mah, a general partnership, to Walt Moden, Chris Rookstool & Jack Rookstool as follows.

1. No payments including those currently in arrears will be due until October 15, 2011 when the regularly scheduled payment will again be due. The unpaid interest for the missed payments will be added on to the end of the loan.
2. All property taxes are to be brought current by Moden, Rookstool & Rookstool and kept current at all times in the future.
3. No constructions liens are to be allowed against the building for any repairs including roof replacements.
4. Failure to follow the provisions of this modification will allow Gee, Mah & Mah to have the property back without litigation from Moden, Rookstool & Rookstool or at GMMs' sole option a reasonable time may be allowed in order to allow MRR to sell the property and pay off GMM in full.
5. This document is to be recorded in Klamath County Oregon.

Gee, Mah and Mah, a general partnership

Harry Doo Gee, Partner

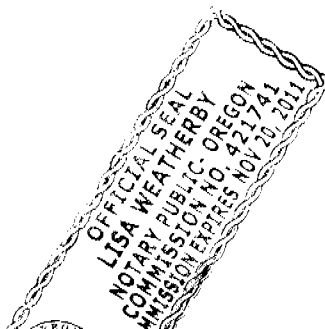
Steve Lai F. Mah, Partner

Temujin K.F. Mah, Partner

Walt Moden

Chris Rookstool

Jack Rookstool



CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Siskiyou

On February 16, 2011 before me, M.A. Smith, Notary Public
(here insert name and title of the officer)

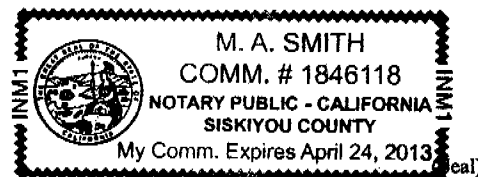
personally appeared Harry Doo Hse and Steve Lai F. Mah

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.

M.A. Smith
Signature of Notary Public



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

Agreement of Sales Contract
(Title or description of attached document)

Modifications
(Title or description of attached document continued)

Number of Pages 1 Document Date Feb 16, 2011

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

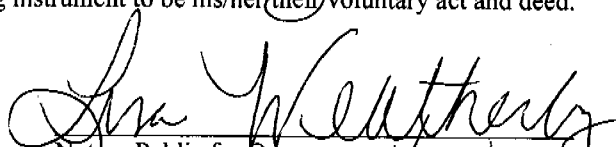
(Title)

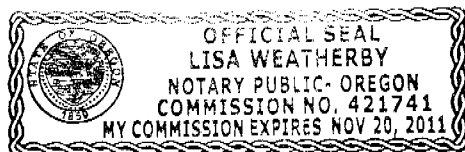
- ☒ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

State of Oregon
County of Klamath

On this 18th day of February, 2011, personally appeared before me the above named Walt Moden, Chris Rookstool and Jack Rookstool, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.


Notary Public for Oregon
My Commission expires: 11/20/2011



INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Oregon } ss.
County of Klamath

On this the 2nd day of February, 2011, before me,

Jordan Robison, the undersigned Notary Public,
Name of Notary Public

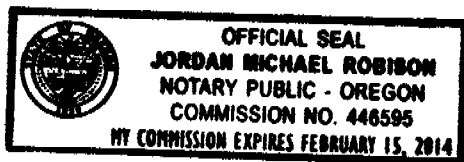
personally appeared Tennija K F Mah,
Name(s) of Signer(s)

☐ personally known to me – OR –

☒ 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 for the purposes therein stated.

WITNESS my hand and official seal.



Jordan Robison
Signature of Notary Public

Commission expires 2/15/2014

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

Not required by law, this information can be useful to those relying on the document and prevent fraud.

Description of Any Attached Document

Title or Type of Document: Agreement of sales contracts
modifications

Document Date: 2/16/2011 Number of Pages: 3

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

RIGHT
THUMBPRINT
OF SIGNER #1

Top of thumb here

RIGHT
THUMBPRINT
OF SIGNER #2

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