

WTC 1394-10408

2011-003202
Klamath County, Oregon

RECORDATION REQUESTED BY:

Sterling Savings Bank
Klamath Falls - Campus
2420 Dahlia St
Klamath Falls, OR 97601



00098479201100032020020029

03/04/2011 03:13:34 PM

Fee: \$42.00

WHEN RECORDED MAIL TO:

Sterling Savings Bank
Loan Support
PO Box 2224
Spokane, WA 99210

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated March 1, 2011, is made and executed between STEVEN WAYNE MCBRIDE and JULIE LYNN MCBRIDE ("Grantor") and Sterling Savings Bank, whose address is Klamath Falls - Campus, 2420 Dahlia St, Klamath Falls, OR 97601 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated July 26, 2007 (the "Deed of Trust") which has been recorded in KLAMATH County, State of Oregon, as follows:

RECORDED JULY 27, 2007 UNDER KLAMATH COUNTY AUDITOR'S FILE #2007-013343.

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

VACATED LOT 13 AND 14 OF ANKENY GARDENS TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. ALSO LOT 12 OF ANKENY GARDEN TRACTS, 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 6140 AIRWAY DR, KLAMATH FALLS, OR 97603. The Real Property tax identification number is R-3909-024B0-01900-000, 02000, 02100.

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

THE DEED OF TRUST IS HEARBY AMENDED AS FOLLOWS: CORRECTED LEGAL DESCRIPTION.

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 endorser 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 MARCH 1, 2011.

GRANTOR:

X Steven Wayne McBride
STEVEN WAYNE MCBRIDE

X Julie Lynn McBride
JULIE LYNN MCBRIDE

LENDER:

STERLING SAVINGS BANK

X Carmen Babcock
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.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF KLAMATH

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) SS
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On this day before me, the undersigned Notary Public, personally appeared STEVEN WAYNE MCBRIDE and JULIE LYNN MCBRIDE, 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 3rd day of March, 2011.

By Carmen Babcock

Residing at Klamath Falls, OR 97601

Notary Public in and for the State of Oregon

My commission expires 5/4/2014

424mt

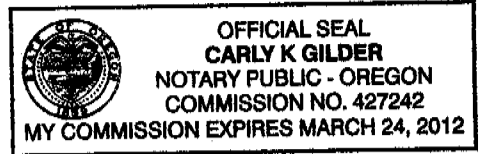
MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 701095546

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LENDER ACKNOWLEDGMENT

STATE OF Oregon)
) SS
COUNTY OF Klamath)



On this 3rd day of March, 20 11, before me, the undersigned Notary Public, personally appeared Carmen Babcock and known to me to be the Lending office, authorized agent for Sterling Savings Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Sterling Savings Bank, duly authorized by Sterling Savings 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 Sterling Savings Bank.

By Carly K Gilder Residing at 240 Dahlia St Klamath Falls OR 97601
Notary Public in and for the State of Oregon My commission expires March 24, 2012