

NOTC 1396-10432

2011-003950

Klamath County, Oregon

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



03/24/2011 11:28:38 AM

Fee: \$37.00

MODIFICATION OF MORTGAGE OR TRUST DEED

THIS AGREEMENT made and entered into this 21 day of March, 2011, and between **Mo Biria** hereinafter called the "Borrower(s)" and South Valley Bank & Trust, an Oregon Banking Corporation, hereinafter called the "Lender".

WITNESSETH: On or about April 28, 2008, 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 \$200,700.00 payable in monthly installments with interest at the rate of 6.000% 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 April 28, 2008, conveying the following described real property, situated in the County of Klamath State of Oregon to-wit:

Parcel of Land Partition 30-05, being a replat of Parcel 1 of Land Partition 9-02, situated in the SW1/4 of Section 5, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Said Security Instrument was duly recorded in the records of said county and state on April 29, 2008 as Doc # 2008-006213.

There is now due and owing upon the promissory note aforesaid, the principal sum of One Hundred Ninety Three Thousand Six Hundred Sixty-Eight and 91/100 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, on the unpaid principal balance at the rate of 6.000% per annum. If on April 1, 2014 (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.

[Signature]
Mo Biria

State of Oregon
County of Klamath

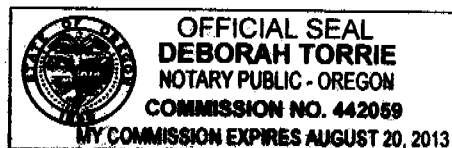
This instrument was acknowledged before me on March 21st, 2011 (date) by Mo Biria

Notary Public for Oregon
My commission expires August 20th 2013

South Valley Bank & Trust

By: [Signature]
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.



BTW