

1820621-AF

2012-002756

Klamath County, Oregon



00115329201200027560050058

03/14/2012 02:59:24 PM

Fee: \$57.00

File for Record at Request of:

First American Title Insurance Company of Oregon

AFTER RECORDING MAIL TO:

Name: Loan Care Account Servicing

Address: Attn: Judy, 3539 Heathrow Way Suite 100

Medford, OR 97504

File No.: **7021-1820621 (ALF)**

MODIFICATION AGREEMENT

THIS AGREEMENT made between **South Valley Bank & Trust, an Oregon banking corporation, it's successors and assigns, custodian FBO Robert L Seus Rollover IRA, PO Box 5210, Klamath Falls, OR 97601**, herein designated as the BENEFICIARY, and **Emilio Valle, 5500 HWY 97, Klamath Falls, OR 97601**, herein designated as the TRUSTOR(S).

WHEREAS, Trustor(s) executed a Deed of Trust, dated **January 23, 2006**, which Deed of Trust was recorded in the Office of the Recorder of the **Klamath** Recording District, Judicial District, on the **February 3, 2006**, at **M06-02224**, and which secured a Promissory Note the principal amount of **\$335,572.50** and which affected the real property described as follows:

Legal Description attached hereto as Exhibit A and by this reference made a part hereof.

NOW THEREFORE, for value received, the parties hereto modify the above referenced Deed of Trust as follows:

New Loan Amount shall be \$335,572.50. New Final Maturity Date shall be March 15, 2017.

Nothing herein contained in any manner whatsoever alters, amends, modifies, or changes any other terms or conditions of the above referenced Deed of Trust, except as to the Modification described above, nor shall any of the rights of the Beneficiary thereunder be specifically prejudiced by reason of this modification; all rights of the Beneficiary shall be and shall remain in full force as though the Modification had been originally specified in the Deed of Trust or other document(s) referenced above.

Dated: March 9, 2012.

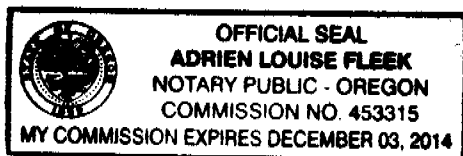
January 17, 2012

Emilio Valle
Emilio Valle

South Valley Bank & Trust, an Oregon banking corporation, it's successors and assigns, custodian
FBO Robert L Seus Rollover IRA

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 9 day of March, 2012
by **Emilio Valle**.



Adrien Fleek
Notary Public for Oregon
My commission expires: 12/3/14

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by _____ as _____ of
_____, on behalf of the _____.

Notary Public for Oregon
My commission expires:

7021-1820621 (ALF)

Modification Agreement-continued

January 17, 2012

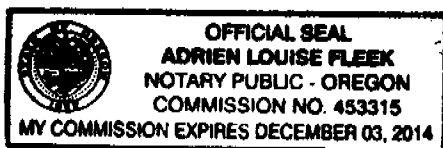
Emilio Valle
Emilio Valle

South Valley Bank & Trust, an Oregon banking corporation, it's successors and assigns, custodian
FBO Robert L Seys Rollover IRA

Nancy L. Seys

STATE OF Oregon)
County of Klamath)ss.
)

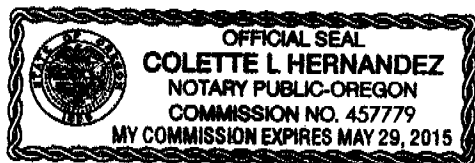
This instrument was acknowledged before me on this 9 day of March, 2012
by **Emilio Valle**.



Adrien Fleek
Notary Public for Oregon
My commission expires: 12/3/14

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 12th day of March, 2012
by Tracy Renningen as IRA Administrator of
South Valley Bank & Trust, on behalf of the Robert L. Seys Rollover IRA



Colette Hernandez
Notary Public for Oregon
My commission expires: May 29, 2015

EXHIBIT A**LEGAL DESCRIPTION:****Parcel 1:**

A tract of land situated in the NW1/4SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the W1/4 corner of said Section 7; thence South 89°49' East 799.00 feet to the Westerly right of way line of highway 97 (Dalles-California Hwy); thence South 11°36' East along said right of way line 506.29 feet; thence South 78°24' West 99.36 feet to the True Point of Beginning of this description; thence continuing South 78°24' West 286.05 feet; thence South 07°55'20" East 272.69 feet; thence South 85°03'50" West 92.90 feet; thence South 00°06'00" East 37.00 feet; thence South 69°30'10" East 475.00 feet (South 69°29' East 474.8 feet by recorded Survey No. 2148, as recorded in the office of the Klamath County Surveyor); thence North 11°36' West 87.00 feet; thence North 78°24' East 73.15 feet; thence North 11°36' West 13.00 feet; thence North 78°24' East 27.00 feet to the Westerly right of way line of said Highway; thence North 11°36' West along said right of way line, 132.35 feet; thence South 85°27'15" West 92.51 feet; thence North 11°54'47" West 74.84 feet; thence North 74°21'03" East 45.98 feet; thence North 11°30'13" West 57.41 feet to the Southerly edge of a concrete sidewalk; thence along the Southerly and Westerly edge of said sidewalk, South 78°16'22" West 43.47 feet and North 16°40'10" West 125.02 feet; thence North 73°19'50" East 5.50 feet; thence North 16°40'10" West 46.06 feet to the True Point of Beginning; with bearings based on said recorded Survey No. 2148.

Parcel 2:

Beginning at a point on the Westerly right of way line of the New Dalles-California Highway which lies South 89°49' East along the East-West center line of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 799 feet and South 11°35' East along the Westerly right of way line of the above mentioned highway, a distance of 506.29 feet from the quarter section corner common to said Section 7, and Section 12, Township 38 South, Range 8 East of the Willamette Meridian; and running thence South 78°24' West at right angles to the Westerly right of way line of said Highway a distance of 460.0 feet to a point; thence South 0°06' East a distance of 300 feet to a point; thence South 89°43' East a distance of 320.6 feet to a point; thence South 48°36' East a distance of 112.7 feet to a point; thence South 32°36' East a distance of 107.1 feet to a point; thence North 78°24' East a distance of 100 feet to a point on the Westerly right of way line of above mentioned highway; thence North 11°36' West along the Westerly right of way line of said Highway a distance of 550 feet, more or less to the point of beginning, being in the NW 1/4 of the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPT that parcel of land conveyed to Donald Vanderhoff and Betty June Vanderhoff by Deed dated March 12, 1954 and recorded April 12, 1954 in Volume 266 page 331, Deed records of Klamath County, Oregon.

ALSO EXCEPT that parcel of land conveyed to Albert W. Schmeck and Vada H. Schmeck, husband and wife and Arthur Andrew Rickbeil and Annie H. Rickbeil, also known as Helen Annie Rickbeil by Deed dated March 12, 1954 and recorded April 14, 1954 in Volume 266 page 376, Deed records of Klamath County, Oregon.

ALSO EXCEPT that parcel of land described in that certain Contract of Sale dated May 15, 1978 a Memorandum of which was recorded May 16, 1978 at Book M78 on page 10145, in the official records of Klamath County, State of Oregon, to Harry L. Bonome and Dolores M. Bonome.

TOGETHER WITH the easements, common walkway and common driveways as shown in Memorandum of Contract of Sale, including the terms and provisions thereof, from Mehmet Ahmet and Donna Ahmet to Harry L. Bonome and Dolores M. Bonome, dated May 15, 1978 recorded May 16, 1978 in Volume M78 page 10145, Deed records of Klamath County, Oregon.