

2012-003820

Klamath County, Oregon



00116580201200038200030030

This instrument prepared by and after recording return to:

04/12/2012 08:37:19 AM

Fee: \$47.00

Dianne J. Bocci
U.S. BANK N.A.
COLLATERAL DEPARTMENT
P. O. BOX 5308
PORTLAND, OR 97228-5308
 0013575590

AMENDMENT TO OREGON TRUST DEED

This Amendment to Deed of Trust (the "Amendment"), is made and entered into by Scott G. Wallace and Joanne L. Wallace (collectively the "Grantor"), and U.S. BANK N.A. (the "Beneficiary") as of the date set forth below.

RECITALS

A. The Grantor (or the Grantor's predecessor in interest, if different from the undersigned Grantor) executed a Trust Deed (the "Deed of Trust"), dated APRIL 30, 2007. The "Land" (defined in the Deed of Trust) subject to the Deed of Trust is described as follows (or in Exhibit A hereto if the description does not appear below):

Real property more commonly known as 2515 Crosby Avenue, Klamath Falls, OR 97603, and is more particularly described as follows:

The Westerly 210 feet of the Southerly 175 feet of Lot 1, Block 2 of Tract 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Real Property Tax I.D. No. R531259

B. The Deed of Trust was recorded in the office of the County Clerk for Klamath County, Oregon, on JUNE 19, 2007, in Book N/A, Page N/A, or as Document No. 2007-010979.

C. The Grantor has requested that the Beneficiary permit certain modifications to the Deed of Trust as described below.

D. The Beneficiary has agreed to such modifications, but only upon the terms and conditions outlined in this Amendment.

TERMS OF AGREEMENT

In consideration of the recitals and mutual covenants contained herein, and for other good and valuable consideration, the Grantor and the Beneficiary agree as follows:

1. ☐ **Change in Note/Deed of Trust Amount.** If checked here, the phrase in the Deed of Trust "a note or notes dated N/A in the initial principal amount(s) of

\$ N/A " is hereby amended and replaced with the phrase "note(s) dated or amended as of N/A in the principal amount(s) of \$ N/A ".

2. ☒ **Change in Maturity Date.** If checked here, the maturity date of the latest of the Obligations to mature, secured by the Deed of Trust is hereby amended to FEBRUARY 5, 2013.

3. **Additional Terms.**

4. **Fees and Expenses.** The Grantor will pay all fees and expenses (including attorneys' fees) in connection with the preparation, execution and recording of this Amendment.

5. **Effectiveness of Prior Document.** Except as provided in this Amendment, all terms and conditions contained in the Deed of Trust remain in full force and effect in accordance with their terms, including any reference in the Deed of Trust to future credit secured by the Deed of Trust; and nothing herein will affect the priority of the Deed of Trust. All warranties and representations contained in the Deed of Trust are hereby reconfirmed as of the date hereof. All collateral previously provided to secure the Note continues as security, and all guaranties guaranteeing obligations under the Note remain in full force and effect. This is an amendment, not a novation.

6. **No Waiver of Defaults; Warranties.** This Amendment shall not be construed as or be deemed to be a waiver by the Beneficiary of existing defaults by the Grantor whether known or undiscovered. All agreements, representations and warranties made herein shall survive the execution of this Amendment.

7. **Counterparts.** This Amendment may be signed in any number of counterparts, each of which will be considered an original, but when taken together will constitute one document.

8. **Authorization.** The Grantor represents and warrants that the execution, delivery and performance of this Amendment and the documents referenced to herein are within the organizational powers (as applicable) of the Grantor and have been duly authorized by all necessary organizational action.

IMPORTANT: READ BEFORE SIGNING. THE TERMS OF THIS AGREEMENT SHOULD BE READ CAREFULLY BECAUSE ONLY THOSE TERMS IN WRITING, EXPRESSING CONSIDERATION AND SIGNED BY THE PARTIES ARE ENFORCEABLE. NO OTHER TERMS OR ORAL PROMISES NOT CONTAINED IN THIS WRITTEN CONTRACT MAY BE LEGALLY ENFORCED. THE TERMS OF THIS AGREEMENT MAY ONLY BE CHANGED BY ANOTHER WRITTEN AGREEMENT.

IN WITNESS WHEREOF, the undersigned has/have executed this AMENDMENT as of MARCH 13, 2012.

(Individual Grantor)

Printed Name Scott G. Wallace

Grantor Name (Organization) N/A

By

Name and Title

N/A

By

Name and Title

N/A

U.S. BANK N.A.

Beneficiary (Bank)

By:

Name and Title: Dianne J. Boesi Todd W. Bennett
Vice President

[NOTARIZATIONS ON NEXT PAGE]

GRANTOR NOTARIZATION

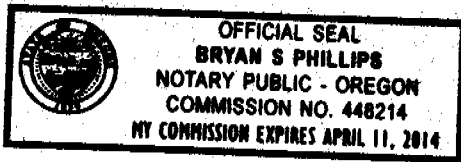
STATE OF OREGON }
COUNTY OF CLATSOP } ss.

This instrument was acknowledged before me on MARCH 26, 2012, by Scott G. Wallace and Joanne L. Wallace
(Date) (Name(s) of person(s))

as individuals
(Type of authority, if any, e.g., officer, trustee; if an individual, state "an individual")
of N/A
(Name of entity on whose behalf the document was executed; use N/A if individual)

and that, as such officer, being authorized so to do, executed this instrument for the purposes therein contained.

(Notarial Seal)



[Signature]
Printed Name: Bryan S. Phillips
Title (and Rank): Notary Public
My commission expires: 4/11/2014

BENEFICIARY (BANK) NOTARIZATION

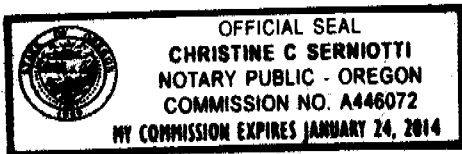
STATE OF OREGON }
COUNTY OF MULTNOMAH } ss.

This instrument was acknowledged before me on APRIL 3, 2012, by Todo W. Bennett
(Date) (Name(s) of person(s))

as Vice President
(Type of authority, if any, e.g., officer, trustee; if an individual, state "an individual")
of U.S. BANK N.A.
(Name of entity on whose behalf the document was executed; use N/A if individual)

and that, as such officer, being authorized so to do, executed this instrument for the purposes therein contained.

(Notarial Seal)



[Signature]
Printed Name: Christine C. Serniotti
Title (and Rank): Notary State of Oregon
My commission expires: 01/24/14