

2012-004167

Klamath County, Oregon



00117002201200041670030033

04/23/2012 09:35:45 AM

Fee: \$47.00

AFTER RECORDING RETURN TO:

**PACIFIC TRUST DEED
SERVICING COMPANY, INC.
P.O. BOX 697
GRANTS PASS, OR 97528**

**12077*

First Party

**James Family Trust
Juanita L. Gillaspey, co-trustee
Markey Lee James, co-trustee
190 So. Stage Rd.
Medford, OR 97501**

Second Party

**Jeffrey D. Mueller
Nancy A. Mueller
PO Box 1223
Klamath Falls, OR 97603**

MODIFICATION OF NOTE AND TRUST DEED

THIS AGREEMENT, Made and entered into this **28th day of March 2012**, by and between **Juanita L. Gillaspey & Markey Lee James as successor trustees of the James Family Trust dtd June 21, 1993**, thereafter called first party, and **Jeffrey D. Mueller and Nancy A. Mueller**, hereinafter called second party; WITNESSETH:

RECITALS:

On October 26, 1995, Jeffrey Dean Mueller and Nancy Aileen Mueller, executed and delivered to The James Family Trust u.a.d. 6/21/93, a Promissory Note in the amount of \$64,500.00 to secure performance in Trust Deed referenced below.

Security agreement was recorded in the Official Records of **Klamath County, Oregon** on **October 27, 1995** reference to **Vol. M95 Page 29496** said recorded document hereby is made for a better description of said note, the terms thereof, the time or times within which said note was to be paid and a description of the real property securing said note.

The first party herein currently is the owner and holder of said note and security agreement; the second party herein is the said mortgagor, and the current owner of the real property described in said security agreement.

The parties herein have agreed to modify said note and trust deed in the following particulars:

Interest rate will be lowered from 15% to 10% effective December 27, 2011.

Maturity date will be extended to December 27, 2016.

All other terms and conditions to remain the same.

Pacific Trust Deed Servicing Co., Inc. is authorized to make the above modification to Account #12077 upon the execution of this document.

The sums now unpaid on said note and the declining balances thereof shall bear interest from **December 27, 2011** at the rate of **10% percent per annum**. In no way does this instrument change the terms of said note and security agreement or curtail or enlarge the rights or obligations of the parties hereto, excepting only as to the changes set forth above.

The second party hereby agrees to pay the current unpaid balance of said note promptly at the time or times, together with the interest above set forth, interest being payable at the times stated in said note.

All other terms and conditions are to remain the same.

IN WITNESS WHEREOF, the parties hereto have executed this document on the date first above written.

James Family Trust by:

Juanita L. Gillaspey
Juanita L. Gillaspey, successor trustee

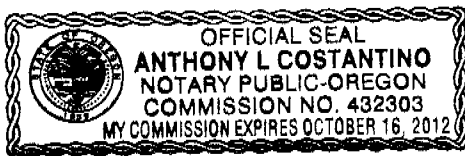
Jeffrey D. Mueller

Markey Lee James
Markey Lee James, successor trustee

4-5-12
Nancy A. Mueller

STATE OF OREGON)
County of JACKSON) ss.

On this 5th day of April, 2012, personally appeared the above named **Juanita L. Gillaspey and Markey Lee James as successor trustees of the James Family Trust**, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Anthony L. Costantino
Notary Public for Oregon
My commission expires:

STATE OF OREGON)
County of) ss.

On this _____ day of _____, 2012, personally appeared the above named **Jeffrey D. Mueller and Nancy A. Mueller** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

The second party hereby agrees to pay the current unpaid balance of said note promptly at the time or times, together with the interest above set forth, interest being payable at the times stated in said note.

All other terms and conditions are to remain the same.

IN WITNESS WHEREOF, the parties hereto have executed this document on the date first above written.

James Family Trust by:

Juanita L. Gillaspey, successor trustee

Jeffrey D. Mueller
Jeffrey D. Mueller

Markey Lee James, successor trustee

Nancy A. Mueller
Nancy A. Mueller

STATE OF OREGON)
) ss.
County of)

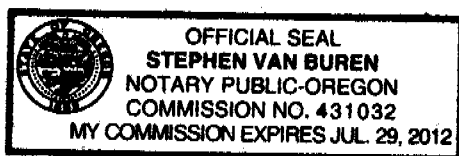
On this _____ day of _____, 2012, personally appeared the above named **Juanita L. Gillaspey and Markey Lee James as successor trustees of the James Family Trust**, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON)
) ss.
County of)

On this 11th day of April, 2012, personally appeared the above named **Jeffrey D. Mueller and Nancy A. Mueller** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Stephen Van Buren
Notary Public for Oregon
My commission expires: