

UTC 1396-10872

2012-007267

Klamath County, Oregon

RECORDATION REQUESTED BY:

PremierWest Bank
Airport Road Business Banking Center
503 Airport Road Suite 101
Medford, OR 97504



00120646201200072670030034

07/02/2012 03:13:15 PM

Fee: \$47.00

WHEN RECORDED MAIL TO:

PremierWest Bank
Airport Road Business Banking Center
503 Airport Road Suite 101
Medford, OR 97504

SEND TAX NOTICES TO:

The K & S Pedersen Living Trust, Keith McClung and Beverly
McClung
1710 Harmony Lane
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated June 6, 2012, is made and executed between Kenneth Dean Pedersen and Susan Renea Pedersen, as co-trustees of The K & S Pedersen Living Trust as to Parcel A, whose address is 1710 Harmony Lane, Klamath Falls, OR 97601; and Kenneth Dean Pedersen and Susan Renea Pedersen, as co-trustees of The K & S Pedersen Living Trust and Keith McClung and Beverly McClung as to Parcel B, whose address is 3535 North Ridge Drive, Klamath Falls, OR 97601 ("Grantor") and PremierWest Bank, whose address is Airport Road Business Banking Center, 503 Airport Road Suite 101, Medford, OR 97504 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated October 25, 2007 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Original Deed of Trust in the amount of \$1,685,000.00 recorded on October 30, 2007 as Document Number 2007-018010 in the Official Records of Klamath County, Oregon.

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

PARCEL A:

Lots 28-31, Block 310, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. SAVING AND EXCEPTING that portion deed for records recorded August 28, 2005 in Volume M-05 at Page 62215, Microfilm Records of Klamath County, Oregon.

CODE 001 MAP 3809-033DD TL 15200 KEY #634601
CODE 001 MAP 3809-033DD TL 15300 KEY #634610
CODE 001 MAP 3809-033DD TL 15400 KEY #634629
CODE 001 MAP 3809-033DD TL 15500 KEY #634638

PARCEL B:

A tract of land in the SW 1/4 NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 720 feet East of an iron pin driven into the ground at the Southwest corner of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 240 feet; thence East 132 feet; thence South 240 feet; thence West 132 feet to the place of beginning.

SAVING AND EXCEPTING any portion located within South Sixth Street.

CODE 041 MAP 3909-001BC TL 01600 KEY #507339

The Real Property or its address is commonly known as 1616 Washburn Way, Klamath Falls, OR 97601 and 6003 South 6th Street, Klamath Falls, OR 97601. The Real Property tax identification number is 634601, 634610, 634629, 634638 and 507339.

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

It is hereby agreed to extend the maturity date from November 1, 2012 to June 1, 2022. The vesting will be amended from Kenneth Pedersen, as to Parcel A and Ken Pedersen and Susan Pedersen, as tenants by the entirety and Keith Mc Clung and Beverly Mc Clung, as tenants by the entirety, as to Parcel B as Grantor, to Kenneth Dean Pedersen and Susan Renea Pedersen, as co-trustees of The K & S Pedersen Living Trust as to Parcel A, and Kenneth Dean Pedersen and Susan Renea Pedersen as co-trustees of The K & S Pedersen Living Trust and Keith McClung and Beverly McClung, as tenants by the entirety as to Parcel B.

The legal description will be amended on Parcel A from:

PARCEL A:

Lots 28, 29, 30 and 31, Block 310, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPT that portion dedicated as a public right of way by instrument recorded in Volume M-05 at Page 62215, Records of Klamath County, Oregon.

CODE 001 MAP 3809-033DD TL 15200 KEY #634601
CODE 001 MAP 3809-033DD TL 15300 KEY #634610
CODE 001 MAP 3809-033DD TL 15400 KEY #634629
CODE 001 MAP 3809-033DD TL 15500 KEY #634638

to:

Lots 28-31, Block 310, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. SAVING AND EXCEPTING that portion deed for records recorded August 28, 2005 in Volume M-05 at Page 62215, Microfilm Records of Klamath County, Oregon.

CODE 001 MAP 3809-033DD TL 15200 KEY #634601
CODE 001 MAP 3809-033DD TL 15300 KEY #634610
CODE 001 MAP 3809-033DD TL 15400 KEY #634629
CODE 001 MAP 3809-033DD TL 15500 KEY #634638.

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 endorers 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 JUNE 6, 2012.

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MODIFICATION OF DEED OF TRUST
(Continued)

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GRANTOR:

THE K & S PEDERSEN LIVING TRUST

By: Kenneth Dean Pedersen, Trustee
Kenneth Dean Pedersen, Trustee of The K & S
Pedersen Living Trust

X Keith McClung
Keith McClung, Individually

By: Susan Renea Pedersen, Trustee
Susan Renea Pedersen, Trustee of The K & S
Pedersen Living Trust

X Beverly McClung
Beverly McClung, Individually

LENDER:

PREMIERWEST BANK

X Janet Strube
Authorized Officer

TRUST ACKNOWLEDGMENT

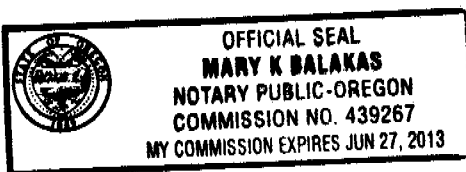
STATE OF Oregon

COUNTY OF Klamath

On this 7th day of June, 2012, before me, the undersigned Notary Public, personally appeared Kenneth Dean Pedersen, Trustee of The K & S Pedersen Living Trust, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By: Mary K Balakas
Notary Public in and for the State of Oregon

Residing at 1710 Harmony Lane Klamath Falls OR
My commission expires June 27, 2013



TRUST ACKNOWLEDGMENT

STATE OF Oregon

COUNTY OF Klamath

On this 7th day of June, 2012, before me, the undersigned Notary Public, personally appeared Susan Renea Pedersen, Trustee of The K & S Pedersen Living Trust, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By: Mary K Balakas
Notary Public in and for the State of Oregon

Residing at 1710 Harmony Lane Klamath Falls OR
My commission expires June 27, 2013



INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon

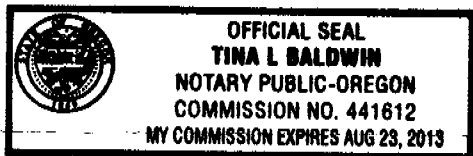
COUNTY OF Klamath

On this day before me, the undersigned Notary Public, personally appeared Keith McClung, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 7 day of June, 2012.

By: Tina L Baldwin
Notary Public in and for the State of Oregon

Residing at 701 Plum Ave Klamath Falls OR
My commission expires 8-23-13



MODIFICATION OF DEED OF TRUST
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon

COUNTY OF Klamath

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On this day before me, the undersigned Notary Public, personally appeared Beverly McClung, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 7 day of June, 2012.

By Tina L. Baldwin

Residing at 701 Plum Ave Klamath Falls, OR 97601

Notary Public in and for the State of Oregon

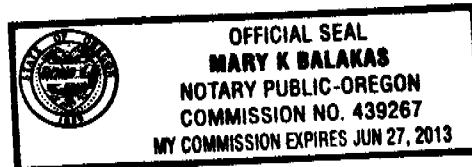
My commission expires 8-23-13

LENDER ACKNOWLEDGMENT

STATE OF Oregon

COUNTY OF Klamath

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) SS
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On this 7th day of June, 2012, before me, the undersigned Notary Public, personally appeared Pamela Stralbe and known to me to be the Branch Manager, authorized agent for PremierWest Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of PremierWest Bank, duly authorized by PremierWest 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 PremierWest Bank.

By Mary K. Balakas

Residing at 421 8th 7th St. Klamath Falls, OR 97601

Notary Public in and for the State of Oregon

My commission expires June 27, 2013

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.