

St 1683177

2012-007603

Klamath County, Oregon

RECORDATION REQUESTED BY:

Pacific Crest Federal Credit Union
P O Box 1179
Klamath Falls, OR 97601



00121052201200076030020028

07/11/2012 02:59:03 PM

Fee: \$42.00

WHEN RECORDED MAIL TO:

Pacific Crest Federal Credit Union
P O Box 1179
Klamath Falls, OR 97601

SEND TAX NOTICES TO:

Pacific Crest Federal Credit Union
P O Box 1179
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated July 11, 2012, is made and executed between James S. Hamilton and Ila M Hamilton, whose address is 50711 Highway 62, Chiloquin, OR 97624 (referred to below as "Grantor") and Pacific Crest Federal Credit Union, whose address is P O Box 1179, Klamath Falls, OR 97601 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 15, 2011 (the "Mortgage") which has been recorded in Klamath County, State of Oregon, as follows:

Recorded on 4-15-2011 and Recording ID 2011-004874.

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

PARCEL 1 OF MINOR LAND PARTITION 39-90, SITUATED IN THE WEST HALF OF THE WEST HALF OF SECTION 26, TOWNSHIP 33 SOUTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

The Real Property or its address is commonly known as 50711 & 50717 Highway 62, Chiloquin, OR 97624.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

Extending the maturity date from 3/31/2021 to 9/30/2023, and additional advance from loan amount \$130,000.00 to \$155,000.00. Lowered floor rate from 6.750% to 4.875.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage 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 Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorser 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 Mortgage 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 MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 11, 2012.

GRANTOR:

x James S. Hamilton
James S. Hamilton

x Ila M Hamilton
Ila M Hamilton

LENDER:

PACIFIC CREST FEDERAL CREDIT UNION
x Stephen Conly
Authorized Signer

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MODIFICATION OF MORTGAGE
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF

Oregon

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COUNTY OF

Klamath

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OFFICIAL SEAL
STEPHEN VAN BUREN
NOTARY PUBLIC-OREGON
COMMISSION NO. 431032
MY COMMISSION EXPIRES JUL. 29, 2012

On this day before me, the undersigned Notary Public, personally appeared James S. Hamilton and Ila M Hamilton, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this

10th

day of

July

, 20 12

By

Stephen Van Buren

Residing at

Klamath Falls, Or

Notary Public in and for the State of

Oregon

My commission expires

July 29, 2012

LENDER ACKNOWLEDGMENT

STATE OF

Oregon

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COUNTY OF

Klamath

) SS

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OFFICIAL SEAL
NICOLE R. BAKER
NOTARY PUBLIC-OREGON
COMMISSION NO. 455610
MY COMMISSION EXPIRES JANUARY 30, 2015

On this 10th day of July, 20 12, before me, the undersigned Notary Public, personally appeared Stephen Van Buren and known to me to be the officer, authorized agent for Pacific Crest Federal Credit Union that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Pacific Crest Federal Credit Union, duly authorized by Pacific Crest Federal Credit Union 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 Pacific Crest Federal Credit Union.

By

Nicole R. Baker

Residing at

Klamath Falls

Notary Public in and for the State of

Oregon

My commission expires

1-30-2015