

WTC 1396-10909

2012-009324

Klamath County, Oregon

After Recording Please Return To;
South Valley Bank & Trust
Attn: Cortney Hall
PO Box 5210
Klamath Falls OR 97601



00123182201200093240020028

08/23/2012 02:54:28 PM

Fee: \$47.00

MODIFICATION OF MORTGAGE OR TRUST DEED

THIS AGREEMENT made and entered into this 13 day of August, 2012, and between **Kelli Johnson** hereinafter called the "Borrower(s)" and South Valley Bank & Trust, an Oregon Banking Corporation, hereinafter called the "Lender".

WITNESSETH: On or about August 25, 2006 the Borrower(s) (or the original maker(s) if the Borrower is an assignee of record) did make, execute and deliver to the Lender that certain promissory note in the sum of \$72,000.00, payable in monthly installments with interest at the rate of 8.250% per annum. For the purpose of securing the payment of said promissory note, the Borrower (s) (or the original maker (s) if the Borrower (s) is an assignee of record) did make, execute and deliver to the Lender their certain Mortgage or Trust Deed, hereinafter called a "Security Instrument" bearing date of August 25, 2006, conveying the following described real property, situated in the County of Klamath State of Oregon to-wit:

Parcel 1 of Land Partition 84-05 situated in the S1/2 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, and the N1/2 of Section 18, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Said Security Instrument was duly recorded in the records of said county and state on August 28, 2006 as doc# 2006-017192 and Modification of Mortgage or Trust Deed dated August 14, 2009 and recorded on August 24, 2009 as doc# 2009-011370.

There is now due and owing upon the promissory note aforesaid, the principal sum of Seventy Two Thousand and 00/100 dollars together with the accrued interest therein, and the Borrower (s) desire a modification of the terms of payment thereof, to which the Lender is agreeable on the terms and conditions hereinafter stated and not otherwise.

NOW THEREFORE, in consideration of the premises and of the promises and agreements hereinafter contained, the parties hereto do hereby agree that the balance now due and owing on the promissory note hereinafter described will be due and payable in monthly installments of interest only, on the unpaid principal balance at the rate of 8.250% per annum. Interest payments will begin October 1, 2012 and like installment will be due and payable on the 1st day of each month thereafter, until principal and interest are paid in full. If on September 1, 2015, (the "Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

Except as herein modified in the manner and on the terms and conditions herein stated, the said promissory note and Security instrument will be in full force and effect, with all the terms and conditions of which the Borrower(s) do agree to comply in the same manner and to the same extent as though the provisions thereof, were in all respects incorporated herein and made a part of this agreement.

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IN WITNESS WHEREOF, the Borrower(s) have hereunto set their hand (s) and seal (s) and the Lender has caused those present to be executed on its behalf by its duly authorized representative this day and year first hereinabove written.

Kelli K. Johnson
Kelli Johnson

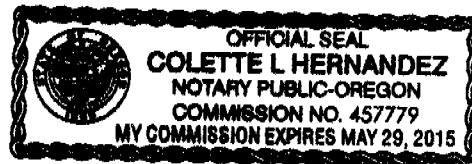
State of Oregon
County of Klamath

This instrument was acknowledged before me on Aug 13, 2012 (date) by Kelli Johnson

Colette L. Hernandez
Notary Public for the State of Oregon
My commission expires May 29, 2015

South Valley Bank & Trust

By: Cortney Hall
Cortney Hall
VP/Residential Real Estate Department Manager



AMERITITLE, has recorded this
Instrument by request as an accomodation 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.