

WTC 1390-10918  
RECORDATION REQUESTED BY:

South Valley Bank & Trust  
Commercial Branch  
P O Box 5210  
Klamath Falls, OR 97601

2012-011911

Klamath County, Oregon

10/26/2012 02:13:19 PM

Fee: \$42.00

WHEN RECORDED MAIL TO:

South Valley Bank & Trust  
Commercial Branch  
P O Box 5210  
Klamath Falls, OR 97601

SEND TAX NOTICES TO:

South Valley Bank & Trust  
Commercial Branch  
P O Box 5210  
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 September 28, 2012, is made and executed between Robert Frank Turner and Linda Lou Turner, not personally but as Trustees on behalf of Turner Family 2003 Revocable Trust ("Grantor") and South Valley Bank & Trust, whose address is Commercial Branch, P O Box 5210, Klamath Falls, OR 97601 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated July 20, 2012 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Recorded August 8, 2012, in the Office of the Klamath County Clerk, 2012-008684.

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

A lease hold interest in Lot 7, Block N of U.S. FOREST SERVICE SUMMER HOME SUBDIVISION LAKE OF THE WOODS, Klamath County, Oregon

The Real Property or its address is commonly known as Lake of the Woods Recreation, Klamath Falls, OR 97601.

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

Extend the maturity.

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 endorsers 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 SEPTEMBER 28, 2012.

GRANTOR:

TURNER FAMILY 2003 REVOCABLE TRUST

By:

Robert Frank Turner, Co-Trustee  
Robert Frank Turner, Co-Trustee of Turner Family  
2003 Revocable Trust

By:

Linda Lou Turner, Co-Trustee  
Linda Lou Turner, Co Trustee of Turner Family 2003  
Revocable Trust

LENDER:

SOUTH VALLEY BANK & TRUST

x

Caroline  
Authorized Officer

42pmf



MODIFICATION OF DEED OF TRUST  
(Continued)

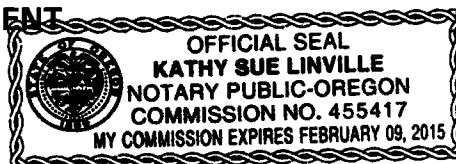
Loan No: 830711059

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TRUST ACKNOWLEDGMENT

STATE OF Oregon  
COUNTY OF Lincoln

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) SS  
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On this 17 day of October, 2012, before me, the undersigned Notary Public, personally appeared Robert Frank Turner, Co-Trustee of Turner Family 2003 Revocable Trust and Linda Lou Turner, Co Trustee of Turner Family 2003 Revocable Trust, and known to me to be authorized trustees or agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By K. S. Linville  
Notary Public in and for the State of Oregon

Residing at K. Falls  
My commission expires 2-9-15

LENDER ACKNOWLEDGMENT

STATE OF Oregon  
COUNTY OF Lincoln

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) SS  
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On this 17 day of October, 2012, before me, the undersigned Notary Public, personally appeared Corey Price and known to me to be the V.P. of South Valley Bank & Trust authorized agent for South Valley Bank & Trust that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of South Valley Bank & Trust, duly authorized by South Valley Bank & Trust 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 South Valley Bank & Trust.

By K. S. Linville  
Notary Public in and for the State of Oregon

Residing at K. Falls  
My commission expires 2-9-15