

WTC 85043
RECORDATION REQUESTED BY:

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

2012-012006

Klamath County, Oregon

10/30/2012 12:16:09 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 DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated October 30, 2012, is made and executed between Klamath Falls Center, LLC, an Oregon limited liability company ("Grantor") and Pacific Crest Federal Credit Union, whose address is P O Box 1179, Klamath Falls, OR 97601 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated June 11, 2009 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Deed of Trust Recorded 06-11-09, Recording No. 2009-008116.

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

Parcels 1 and 3 of Land Partition No. 32-08, a replat of Parcel 3 of Land Partition No. 42-01, located in the Southeast 1/4 and the Southwest 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, filed December 22, 2008 in Volume 2008-016694, Microfilm Records of Klamath County, Oregon

The Real Property or its address is commonly known as Parcels 1 and 3 of Land Partition No. 32-08, Klamath, OR.

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

Interest Rate change from 6.125% to 4.750% fixed. With a maturity date of 10-30-13.

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 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 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 OCTOBER 30, 2012.

GRANTOR:

KLAMATH FALLS CENTER, LLC

By: 

C. A. Galpin, Member of Klamath Falls Center, LLC

LENDER:

PACIFIC CREST FEDERAL CREDIT UNION

X 

Authorized Officer

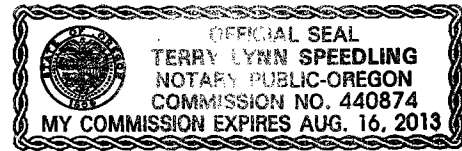
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MODIFICATION OF DEED OF TRUST
(Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Jackson) SS
)



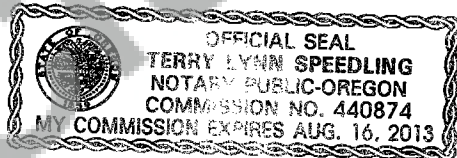
On this 29th day of October, 20 12, before me, the undersigned Notary Public, personally appeared C. A. Galpin, Member of Klamath Falls Center, LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, 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 limited liability company.

By Terry Speedling
Notary Public in and for the State of Oregon

Residing at 744 Cardley Ave Medford OR 97504
My commission expires 8-16-2013

LENDER ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Jackson) SS
)



On this 29 day of October, 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 Terry Speedling
Notary Public in and for the State of Oregon

Residing at 744 Cardley Ave Medford OR 97504
My commission expires 8-16-2013