MTC 1396-11029

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

2012-014507
Klamath County, Oregon
12/31/2012 02:26:04 PM
Fee: $47.00

AMERITI[TLE 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.

MODIFICATION OF MORTGAGE OR TRUST DEED

THIS AGREEMENT made and entered into this 31 day of December 2012, and between **Bernard L Simonsen and Rhea E Simonsen, Trustees of the Simonsen Living Trust** hereinafter called the "Borrower(s)" and Washington Federal, successor-in-interest by merger to South Valley Bank & Trust, hereinafter called the "Lender".

WITNESSETH: On or about **December 14, 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 **$263,250.00** payable in monthly installments with interest at the rate of **8.25%** 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 **December 14, 2006,** conveying the following described real property, situated in the County of **Klamath** State of Oregon to-wit:

Lot 98, Tract 1472, RIDGEWATER SUBDIVISION, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Said Security Instrument was duly recorded in the records of said county and state on **December 18, 2006 as Doc# 2006-024917 and Modification of Mortgage or Trust Deed on December 31, 2009 in Doc # 2009-0016313**

There is now due and owing upon the promissory note aforesaid, the principal sum of **Twenty One Thousand Six Hundred Fourteen and 44/100 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 **$417.87**, on the unpaid principal balance at the rate of **6.000%** per annum. Principal and interest payments will begin **February 1, 2013** 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 **January 1, 2018**, (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.

47 Amt

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.

Bernard L Simonsen

Rhea E Simonsen

Bernard L Simonsen, Trustee of the Simonsen Living Trust

TTEE

Rhea E Simonsen, Trustee of the Simonsen Living trust

State of Oregon)
County of Klamath)
This instrument was acknowledged before me on December 31 2012 (date) by Bernard L Simonsen and Rhea E Simonsen as individuals and as Trustees of the Simonsen Living Trust.

OFFICIAL SEAL
CARYL L ADKISSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 446825
MY COMMISSION EXPIRES FEBRUARY 21, 2014

Notary Public for Oregon

My commission expires 2/21/14

South Valley Bank & Trust

By:

Cortney Hall
VP, Residential Real Estate Lending