

2013-000970

Klamath County, Oregon



01/28/2013 10:25:24 AM

Fee: \$42.00

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MODIFICATION OF TRUST DEED

THIS MODIFICATION OF DEED OF TRUST dated January 15, 2013, is made and executed between William J. Rajnus, Jr., and Geraldine J. Rajnus, whose address is 25010 Bedfield Road, Klamath Falls, OR 97603 ("Grantor") and Basin Fertilizer & Chemical Co., whose address is 22990 Malone Road, P. O. Drawer X, Merrill, OR 97633 ("Beneficiary").

DEED OF TRUST. Beneficiary and Grantor have entered into a Deed of Trust dated February 27, 2004 (the "Deed of Trust") which was recorded in Klamath County, State of Oregon, on March 2, 2004 at Volume M04, Page 11966.

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

Parcel 2 of Land Partition 50-98 being a portion of Parcel 1 of Land Partition 35-97 in Section 1, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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

The maturity date of December 30, 2006 shall be extended to January 22, 2013.

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 Beneficiary to this Modification does not waive Beneficiary's right to require strict performance of the Deed of Trust as changed above nor obligate Beneficiary to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note secured by the Deed of Trust (the "Note"). It is the intention of Beneficiary 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 Beneficiary 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 Beneficiary 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 JANUARY 15, 2013.

Grantor:

William J. Rajnus Jr.
William J. Rajnus, Jr.

Geraldine J. Rajnus
Geraldine J. Rajnus

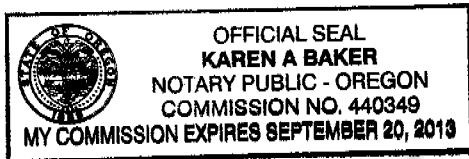
Beneficiary:

BASIN FERTILIZER & CHEMICAL CO.

By Chris Moudry
Chris Moudry, President
SEC/TREAS

STATE OF OREGON)
) ss.
County of Klamath)

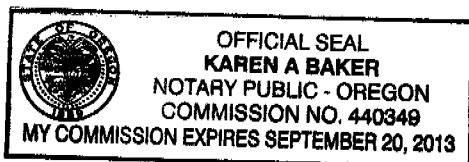
This instrument was acknowledged before me this 22 day of
January, 2013 by William J. Rajnus, Jr. and Geraldine J. Rajnus.



Karen A Baker
Notary Public for Oregon
My Commission expires: 9-20-2013

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me this 24 day of
January, 2013 by Chris Moudry as President of Basin Fertilizer &
Chemical Co. Sec/Treas



Karen A Baker
Notary Public for Oregon
My Commission expires: 9-20-2013