

**2013-006365**

**Klamath County, Oregon**



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06/06/2013 11:42:46 AM

Fee: \$62.00

Prepared by:

BANK OF AMERICA

1001 LIBERTY AVE STE 675

PITTSBURGH, PA 15222

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**LOAN MODIFICATION AGREEMENT**

RECORDING REQUESTED BY &  
RETURN TO: CARRIE LEE STEWART  
BANK OF AMERICA N.A.  
ATTN: HOME RETENTION DIVISION  
1001 LIBERTY AVE STE 675  
PITTSBURGH, PA 15222

Prepared by:

BANK OF AMERICA

1001 LIBERTY AVE STE 675

PITTSBURGH, PA 15222

371352-7777

**GRANTOR(S): SANDRA L & RANDALL P WALTON**  
**3512 CORONADO WAY KLAMATH FALLS, OR 97603**

**GRANTEE: BANK OF AMERICA NA**

**PREV REC INFO: 10/29/2009 INS: 2009-013968**

**ORIGINAL LOAN: \$194,800.00**

**NEW LOAN: \$206,349.67**

**NEW MONEY: \$11,549.67**

Recording Requested by

Bank of America, N.A.

WHEN RECORDED MAIL TO:

Bank of America, N.A.

1001 Liberty Avenue, Suite 675

Pittsburgh, PA 15222

This document was prepared by Bank of America, N.A.

See Exhibit B for assignments of record if applicable

Space Above for Recorder's Use

#### LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement (the "Agreement"), made on November 23, 2012 between SANDRA L WALTON and RANDALL P WALTON (the "Borrower(s)") and Bank of America, N.A., Original Lender/Beneficiary Lender or Servicer ("Lender"), amends and supplements that certain (Mortgage/Deed of Trust) (the "Security Instrument") dated the 19th of October, 2009 which covers the real and personal property described in the Security Instrument and defined therein as the 'Property' (See Exhibit A for Legal Description if applicable), located at 3512 CORONADO WAY, KLAMATH FALLS, OR 97603.

The real property described being set forth as follows:

#### **SAME AS IN SAID SECURITY INSTRUMENT**

In consideration of the mutual promises and agreements exchanged, the parties hereto agree to modify the Security Instrument as follows:

The fifth [and sixth] sentence[s] of the first paragraph of the Security Instrument is[are] hereby amended to read in its[their] entirety as follows:

Borrower owes Lender the principal sum of two hundred six thousand three hundred forty-nine and 67/100, (U.S. Dollars) (\$206,349.67). This debt is evidenced Borrower's note dated the same date as the Security Instrument, as amended and restated as of the date herewith ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on December 1, 2042. The Borrower[s] shall comply with all other covenants, agreements and requirements of the Security Instrument. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Security Instrument. Except as otherwise specifically provided in this Agreement, the Security Instrument shall remain unchanged, and the Borrower[s] and Bank of America, N.A. shall be bound by, and

# 212677340

comply with all of the terms and provisions thereof, as amended by this Agreement, and the Security Instrument shall remain in full force and effect and shall continue to be a first lien on the above-described property. All capitalized terms not defined herein shall have the same meanings as set forth in the Security Instrument.

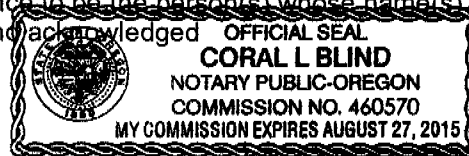
SIGNED AND ACCEPTED THIS 21 DAY OF December  
BY

Sandra L. Walton  
SANDRA L WALTON

\_\_\_\_\_  
RANDALL P WALTON

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

State of Oregon, County of Clatsop On this 21st day  
of December before me the undersigned, a Notary Public in and for said State,  
personally appeared SANDRA L WALTON and RANDALL P WALTON known to me, or  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/are subscribed to the foregoing instrument and acknowledged that Sandra L. Walton executed the same.



Witness my hand and official seal.

Coral L. Blind Notary Signature

Coral L. Blind Notary Public Printed Name Place Seal Here

08/27/2015 Notary Public Commission Expiration Date

# 212677340

\*\*\*\*\*

As evidenced by their signatures below, the Co-Owner(s) consent to this Modification of the Mortgage.

CO-OWNER(S)

Sandra L. Walton  
Co-Owner(s) Signature

Date: 12/21/12

Sandra L. Walton  
Co-Owner(s) Name (typed or printed)

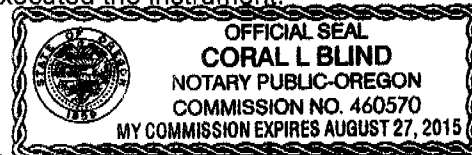
STATE OF OREGON

COUNTY OF Klamath

On 12/21/12 before me, Coral L. Blind

Notary Public, personally appeared Sandra L. Walton  
personally known to me (or proved to me on the basis of satisfactory evidence) to be  
the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or  
entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Coral L. Blind Notary Signature

Coral L. Blind Notary Public Printed Name Place Seal Here

08/27/2015 Notary Public Commission Expiration Date

#212677340

DO NOT WRITE BELOW THIS LINE

THIS SECTION IS FOR INTERNAL Bank of America, N.A. USE ONLY

Bank of America, N.A., for itself or as successor by merger to BAC Home Loans  
Servicing, LP

By: Urban Settlement Services, LLC, its attorney in fact

By:

Dated:

APR 22 2013

Name: Andre Bandelier  
Title : Assistant Secretary

[Space below this line for Acknowledgement]

STATE OF Colorado  
COUNTY OF Broomfield

On 4/22/13 before me, Phillip Her Notary Public, personally  
appeared Andre Bandelier

personally known to me (or proved to me on the basis of satisfactory evidence) to be  
the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signatures (s) on the instrument the person(s), or  
entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Signature

Phillip Her

Notary Public Printed Name Place Seal Here

December 27, 2015

Notary Public Commission Expiration Date

PHILLIP HER  
NOTARY PUBLIC, STATE OF COLORADO

My Comm. Expires December 27, 2015

Exhibit "A"

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Klamath, STATE OF Oregon, AND IS DESCRIBED AS FOLLOWS:

LOT 21, BLOCK 5, TRACT NO. 1037, FIFTH ADDITION TO SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL ID: 3909-012BC-11300-000.

Parcel ID: .

Commonly known as 3512 CORONADO WAY, Klamath Falls, OR 97603  
However, by showing this address no additional coverage is provided