

WTC 90177
RECORDATION REQUESTED BY:
Pacific Crest Federal Credit Union
P O Box 1179
Klamath Falls, OR 97601

2013-007378
Klamath County, Oregon
06/27/2013 03:41:54 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 June 26, 2013, is made and executed between PRVAE Properties, 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 April 12, 2011 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Recorded on 4/13/2011 Recording number 2011-004738 in Klamath County.

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 30-03, a Replat of Parcel 1 of Land Partition 22-00 in the SW1/4 of the SW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The Real Property or its address is commonly known as 2725 Hilyard Avenue, Klamath Falls, OR 97603.

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

Increase loan amount to \$60,845.49 Interest rate change from 6.75% to 6.00% Fixed for the term of the loan which will be 6/30/2014. Amortization of the debt is scheduled for 36 months with a one year 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 JUNE 26, 2013.

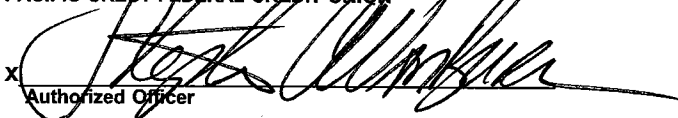
GRANTOR:

PRVAE PROPERTIES, LLC

By: 
Roarke Ponce, Managing Member of PRVAE
Properties, LLC

LENDER:

PACIFIC CREST FEDERAL CREDIT UNION

X 
Authorized Officer

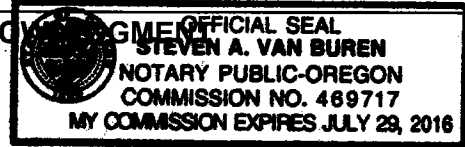
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MODIFICATION OF DEED OF TRUST
(Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Klamath) SS



On this 26th day of June, 2013, before me, the undersigned Notary Public, personally appeared Roarke Ponce, Managing Member of PRVAE Properties, 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 Steven A. Van Buren Residing at Oregon
Notary Public in and for the State of Oregon My commission expires July 29, 2016

LENDER ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Klamath) SS



On this 26 day of June, 2013, before me, the undersigned Notary Public, personally appeared Stephen Van Buren and known to me to be the Loan 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 Susan M. Geremia Residing at 2972 Washburn, Klamath Falls
Notary Public in and for the State of Oregon My commission expires 11/13/15