



2013-012237  
Klamath County, Oregon  
10/31/2013 09:36:03 AM  
Fee: \$42.00

**RECORDATION REQUESTED BY:**

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

**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 28, 2013, is made and executed between James A. Borror and Donna J. Borror, as tenants by the entirety ("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 March 27, 2009 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

**04-03-2009 Doc #2009-004739.**

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

The following described real property situate in Klamath County, Oregon.

Beginning at the intersection of the South line of Oregon State Highway #66 (80 feet wide) and the West line of Lot 1 in the plat of Kielsmeier Acre Tracts, as recorded on Sheet 176 in Drawer 8 in the office of the Recorder of Klamath County, Oregon, said plat being in Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence North 89°43'30" East along the Southerly right of way line of said highway, 162.5 feet to the East line of the aforementioned Lot #1, this point being South 0°03'30" West 10.10 feet from the Northeast corner of the said Lot #1; thence South 0°03'30" West along the East line of said lot, 124.90 feet; thence North 89°53'30" West, parallel to the North line of said lot, 162.5 feet to the West line thereof; thence North 0°03'30" East along said West line, 123.82 feet to the point of beginning.

The Real Property or its address is commonly known as 2323 Wiard Street, Klamath Falls, OR 97603.


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

**Change rate from fixed 6.25% to 5 year TCM plus 3.50% margin with a floor of 5.00%. Increase loan amount to \$245,000.00 and extend maturity date to 10/30/2023.**

**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 28, 2013.**

**GRANTOR:**

x   
James A. Borror

x   
Donna J. Borror

**LENDER:**

**PACIFIC CREST FEDERAL CREDIT UNION**

x   
Authorized Officer

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MODIFICATION OF DEED OF TRUST  
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGON  
COUNTY OF Klamath

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On this day before me, the undersigned Notary Public, personally appeared James A. Borrer and Donna J. Borrer, to me known to be the individuals described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 29th day of October, 2013.  
By Steven A. Van Buren Residing at Klamath Falls  
Notary Public in and for the State of OREGON My commission expires July 29, 2016

LENDER ACKNOWLEDGMENT

STATE OF Oregon  
COUNTY OF Klamath

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) SS  
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On this 29th day of October, 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 Diane Patterson Residing at Klamath Falls  
Notary Public in and for the State of Oregon My commission expires June 20, 2016