



2013-012489
Klamath County, Oregon
11/06/2013 04:01:36 PM
Fee: \$47.00

RECORDATION REQUESTED BY:

Washington Federal
425 Pike Street
Seattle, WA 98101

WHEN RECORDED MAIL TO:

Washington Federal
Commercial Loan Servicing
425 Pike Street
Seattle, WA 98101

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated October 23, 2013, is made and executed between Michael B. Beeson and Terry D. Beeson as tenants by the entirety ("Grantor") and Washington Federal, whose address is 425 Pike Street, Seattle, WA 98101 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated December 12, 2007 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Recorded December 14, 2007 under Recording No. 2007020932.

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

See Exhibit A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 3145 Lodi Street and 3142 Madison Street, Klamath Falls, OR 97603. The Real Property tax identification number is 3909-011AA-05400-000.

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

The maturity date of the Note is extended to November 5, 2018.

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 OCTOBER 23, 2013.

GRANTOR:

x Michael B. Beeson
Michael B. Beeson

x Terry D. Beeson
Terry D. Beeson

LENDER:

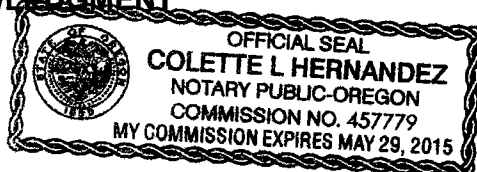
WASHINGTON FEDERAL

x Tessa Kesh
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath

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On this day before me, the undersigned Notary Public, personally appeared Michael B. Beeson, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 4th day of November, 20 13.

By Colette Hernandez

Residing at 803 Main St

Notary Public in and for the State of Oregon

My commission expires May 29, 2015

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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 **Terry D. Beeson**, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 4th day of November, 20 13.

By Colette Hernandez Residing at 803 main st

Notary Public in and for the State of Oregon My commission expires May 29, 2015

LENDER ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath

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) SS
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On this 4th day of November, 20 13, before me, the undersigned Notary Public, personally appeared Jessa Koch and known to me to be the Relationship Mgr, authorized agent for **Washington Federal** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Washington Federal**, duly authorized by **Washington Federal** 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 **Washington Federal**.

By Colette Hernandez Residing at 803 main st

Notary Public in and for the State of Oregon My commission expires May 29, 2015

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Tract 26 of INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 26 of Independence Tracts, thence North along the Easterly line of Lodi Street, 58.65 feet; thence Southeasterly along the line between Lots 25 and 26 of said Independence Tracts, a distance of 254.7 feet; thence South $0^{\circ}13'$ East along the East line of said Lot 26 a distance of 58.65 feet; thence Northwesterly in a straight line to the point of beginning.