



2013-013014

Klamath County, Oregon

11/21/2013 02:35:09 PM

Fee: \$42.00

## RECORDATION REQUESTED BY:

Washington Federal  
425 Pike Street  
Seattle, WA 98101

## WHEN RECORDED MAIL TO:

Washington Federal  
425 Pike Street  
Seattle, WA 98101

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

## SEND TAX NOTICES TO:

Washington Federal  
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 November 12, 2013, is made and executed between Ross Ragland Theater, an Oregon non-profit corporation ("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 April 21, 1999 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Line of Credit Deed of Trust Recorded in Volume M99 at page 17312 in the office of the County Clerk of Klamath County, Oregon.

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 218 N. 7th Street, Klamath Falls, OR 97601. The Real Property tax identification number is R3809-032AB-06600.

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

The maturity date is extended to November 1, 2014.

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.

COUNTERPARTS. This document may be signed in any number of counterparts, which, when delivered in the original to Lender, shall together constitute one original document.

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 NOVEMBER 12, 2013.

GRANTOR:

ROSS RAGLAND THEATER

By: Lynne Butterworth  
Lynne Butterworth, Board Chair of Ross Ragland Theater

By: Mark R. McCrary  
Mark R. McCrary, Executive Director of Ross Ragland Theater

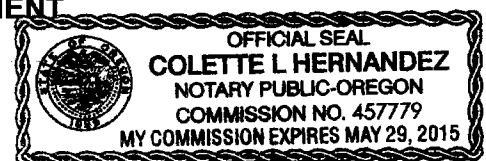
LENDER:

WASHINGTON FEDERAL

x Laura Hood  
Authorized Officer

## CORPORATE ACKNOWLEDGMENT

STATE OF Oregon )  
 ) SS  
COUNTY OF Klamath )



On this 15<sup>th</sup> day of November, 2013, before me, the undersigned Notary Public, personally appeared Lynne Butterworth, Board Chair of Ross Ragland Theater, and known to me to be an authorized agent of the corporation that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By: Colette Hernandez  
Notary Public in and for the State of Oregon

Residing at 803 main st  
My commission expires May 29, 2015

42.00

MODIFICATION OF DEED OF TRUST  
(Continued)

Loan No: 414586-8

Page 2

CORPORATE ACKNOWLEDGMENT

STATE OF Oregon )  
 ) SS  
COUNTY OF Klamath )

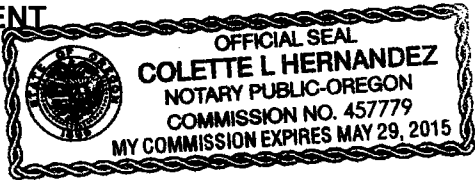


On this 15<sup>th</sup> day of November, 19 2013, before me, the undersigned Notary Public, personally appeared Mark R. McCrary, Executive Director of Ross Ragland Theater, and known to me to be an authorized agent of the corporation that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By Colette L. 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 )  
 ) SS  
COUNTY OF Klamath )



On this 15<sup>th</sup> day of November, 19 2013, before me, the undersigned Notary Public, personally appeared Jessa Koch and known to me to be the Relationship Manager, 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 L. Hernandez Residing at 803 main st  
Notary Public in and for the State of Oregon My commission expires May 29, 2015