

AFTER RECORDING RETURN TO:

Fewel, Brewer & Coulombe  
456 SW Monroe #101  
Corvallis, OR 97333



00149756201400022280020027

03/17/2014 08:29:20 AM

Fee: \$47.00

GRANTOR:

Karen Johnson & Jim Rose  
PO Box 271  
Crescent OR 97733

BENEFICIARY:

Wanda Ridenour  
c/o Kelly Ward  
2230 NW 27<sup>th</sup> St.  
Corvallis OR 97330

## MODIFICATION OF TRUST DEED

THIS AGREEMENT is made and entered into on December 31, 2013, by and between

KAREN E. JOHNSON and JIM A. ROSE, Grantors,  
WESTERN TITLE & ESCROW COMPANY, Trustee, and  
WANDA M. RIDENOUR, Beneficiary

of a Trust Deed dated June 17, 2009, recorded June 24, 2009, as 2009-8747, Deed Records of Klamath County, Oregon, securing an installment note of even date therewith, in the amount of \$95,000.00, with interest thereon at the rate of 6.5% per annum from July 17, 2009, until paid.

The parties wish to modify the amount, time and place of payments on the promissory note in order to provide for installments towards fire and property insurance and property taxes, and to extend the maturity date on the note and trust deed.

NOW, THEREFORE, in consideration of their mutual benefit, the parties hereto agree as follows:

Grantors irrevocably grant, bargain, sell and convey to the Trustee in trust, with power of sale, the property in Klamath County, Oregon, described as:

**Lots 8-12, Block 30 CRESCENT, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, together with the one-half portion of vacated alley adjacent to said lots which inure thereto**  
**Account No. 153988**  
**Map/Tax Lot No: 2409-030DB-09200-000**

subject to the terms and conditions set forth in the Trust Deed dated June 17, 2009, recorded June 24, 2009, as 2009-8747, Deed Records of Klamath County, Oregon, EXCEPT AS FOLLOWS:

The date of maturity of the debt secured by the Trust Deed, as modified herein, is **December 31, 2016**, on which the final installment on the note becomes due and payable.

This Modification of Trust Deed secures the original Note described above, as modified by an addendum to promissory note of even date herewith.

In no way does this instrument change any terms of the trust deed or curtail or enlarge the rights or obligations of the parties hereto, except as set forth herein. All other terms and conditions of the original Trust Deed and note are hereby ratified and affirmed.

The Grantors hereby agree to pay the current unpaid balance of the original Note, together with interest, and an additional \$200.00 per month for fire and property insurance and property taxes, promptly in the amounts and at the times and place set forth in the addendum to promissory note of even date herewith.

The Beneficiary and the Trustee agree to the new date of maturity and to the modifications described herein and in the addendum to promissory note.

In construing this instrument, all grammatical changes shall be made so that this instrument shall apply equally to the singular and the plural and to corporations as well as to individuals.

IN WITNESS WHEREOF, the parties hereto have executed this document on the date first written above. If any undersigned party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

GRANTORS:

Karen E. Johnson  
Karen E. Johnson

Jim A. Rose  
Jim A. Rose

STATE OF OREGON  
County of Klamath

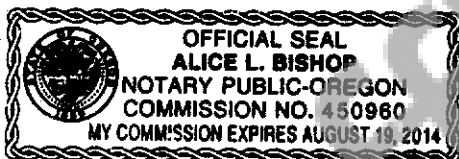
This instrument was acknowledged before me on February 13, 2014, by Karen E. Johnson.



Alice L. Bishop  
Notary Public for Oregon  
My Commission Expires: August 19, 2014

STATE OF OREGON  
County of Klamath

This instrument was acknowledged before me on February 13, 2014, by Jim A. Rose.



Alice L. Bishop  
Notary Public for Oregon  
My Commission Expires: August 19, 2014

BENEFICIARY:

Wanda M. Ridenour  
Wanda M. Ridenour

STATE OF OREGON  
County of Benton



This instrument was acknowledged before me on February 20, 2014, by Wanda M. Ridenour.

Kristen R Rosser  
Notary Public for ~~Arizona~~ Oregon  
My Commission Expires: 02/28/2016

TRUSTEE:  
WESTERN TITLE & ESCROW COMPANY

By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF OREGON  
County of Klamath

This instrument was acknowledged before me on \_\_\_\_\_, 2014, by \_\_\_\_\_ as \_\_\_\_\_ of Western Title & Escrow Company.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_