



2014-003143  
Klamath County, Oregon  
04/10/2014 09:10:26 AM  
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 April 8, 2014, is made and executed between Michael B. Beeson and TerryDee Beeson, as tenants in Common ("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 August 5, 1999 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Recorded August 24, 1999 in the office of the Klamath County Clerk, in Volume M99, Page 34129.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in Klamath County, State of Oregon:  
Lots 8A, 8B, 8C, 8D, 9A, 9B, 9C and 9D, all in Block 5 of RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The Real Property or its address is commonly known as 505-509 Commercial St, Klamath Falls, OR 97601. The Real Property tax identification number is 3809-033BC-05400-000, 3809-033BC-05500-000, 3809-033BC-05600-000, 3809-033BC-05900-000, 3809-033BC-06000-000.

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

- 1.) The maturity date is hereby extended to October 5, 2023.
- 2.) An additional advance of \$1,077.00 will be made so that the current unpaid principal balance is increased to \$308,883.11.

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 APRIL 8, 2014.

GRANTOR:

x Michael B. Beeson

x Terry D. Beeson

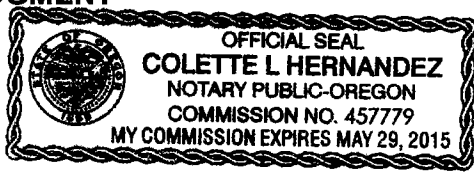
LENDER:

WASHINGTON FEDERAL

x Lora Koch  
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon )  
COUNTY OF Klamath ) SS )



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 9th day of April, 2014  
By Colette L. Hernandez Residing at Klamath Falls  
Notary Public in and for the State of Oregon My commission expires May 29, 2015

4700

MODIFICATION OF DEED OF TRUST  
(Continued)

Loan No: 414593-4

Page 2

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon  
COUNTY OF Klamath

)  
) SS  
)



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 9th day of April, 19 2014

By Colette L. Hernandez Residing at Klamath Falls  
Notary Public in and for the State of Oregon My commission expires May 29, 2015

LENDER ACKNOWLEDGMENT

STATE OF Oregon  
COUNTY OF Klamath

)  
) SS  
)



On this 9th day of April, 19 2014, before me, the undersigned Notary Public, personally appeared Tessa Kohn 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 Klamath  
Notary Public in and for the State of Oregon My commission expires May 29, 2015