

2014-008014

Klamath County, Oregon

Return Address:

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Fee: \$47.00

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST, made this 16 day of July, 2014, between **Jason C. McClung and Abbie Rusth McClung**, as Grantor, **First American Title Insurance Company of Oregon** as Trustee, and **BFP, LLC**, an Oregon Limited Liability Company, as Beneficiary.

DEED OF TRUST. Beneficiary and Grantor have entered into a Trust Deed, Security Agreement, Assignment of Leases and Rents, and Fixture Filing dated July 14, 2011 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon as follows:

Recorded July 15, 2011 as Recording Instrument Number 2011-008315, Klamath County Records.

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

Beginning at a point on the Northerly line of Main Street (which is the Southerly line of Lot 4 in Block 15 of original Town of Linkville, now City of Klamath Falls) which is 60 feet Easterly from the most Southerly corner of said Lot 4;

Thence Easterly along the Northerly line of Main Street and the Southerly line of Lots 3 and 4 of said Block 15 to a point which is 20 feet Westerly from the most Easterly corner of said Lot 3;

Thence Northerly parallel to Sixth Street 120 feet to the Northerly line of Lot 3;

Thence Westerly along the Northerly line of Lots 3 and 4 to a point 60 feet Easterly from the most Westerly corner of Lot 4;

Thence Southerly and parallel to Sixth Street 120 feet to the point of beginning, constituting all of said Lot 3, excepting the Easterly 20 feet thereof and all of Lot 4, except the Westerly 60 feet thereof.

The real property or its address is commonly known as 617 Main Street, Klamath Falls, Oregon.

The real property tax identification number is R-3809-032AB-05900, ID # R412770.

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

The date of final payment is July 1, 2024 and the amount of the loan is increased to One Hundred Thirty Thousand Dollars (\$130,000.00).

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Beneficiary to this Modification does not waive Beneficiary's right to require strict performance of the Deed of Trust as changed above nor obligate Beneficiary 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 Beneficiary 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 Beneficiary 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 Beneficiary/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 AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED JULY 16, 2014.

Grantor:

Jason C. McClung
Jason C. McClung
Abbie R. McClung
Abbie Rusth McClung

Beneficiary:

Dennis A. Bjork Member
Dennis A. Bjork, Member
BFP, LLC, an Oregon Limited Liability Company
Kim Bjork Member
Kim Bjork, Member
BFP, LLC, an Oregon Limited Liability Company

STATE OF OREGON)
) ss.
County of Klamath)

On this day before me, the undersigned Notary Public, personally appeared Jason C. McClung and Abbie Rusth McClung, Husband and Wife, personally known to me or proved to me on the basis of satisfactory evidence 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.

DATED this 16 day of July, 2014.

Dennis M. Horton
NOTARY PUBLIC FOR OREGON
My Commission Expires: March 2, 2016



STATE OF OREGON)
) ss.
County of Deschutes)

On this day before me, the undersigned Notary Public, personally appeared Dennis A. Bjork and Kim Bjork, Members on behalf of BFP, LLC, an Oregon Limited Liability Company, personally known to me or proved to me on the basis of satisfactory evidence to be the Beneficiary that executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as thier free and voluntary act and deed, for the uses and purposes therein mentioned.

DATED this 22 day of July, 2014.



Joyce L. Jones
NOTARY PUBLIC FOR OREGON
My Commission Expires: