

2016-000099

Klamath County, Oregon

01/06/2016 09:08:10 AM

Fee: \$52.00

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

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated December 29, 2015, is made and executed between Mark W. Ahalt and Tammy L. Ahalt, 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 July 17, 2014 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Recorded July 24, 2014 under Recording No. 2014-007728.

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 NKA, Klamath Falls, OR 97601. The Real Property tax identification number is 3808-02300-00400-000.

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

The maturity date of the Promissory Note is hereby extended to January 1, 2022.

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 endorser 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 DECEMBER 29, 2015.

GRANTOR:

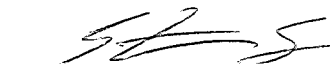
X 
Mark W. Ahalt

X 
Tammy L. Ahalt

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.

LENDER:

WASHINGTON FEDERAL

X 
Authorized Officer

MODIFICATION OF DEED OF TRUST
(Continued)

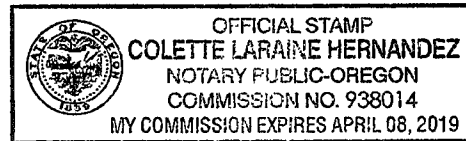
Loan No: 453651-2

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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 **Mark W. Ahalt**, 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 5th day of January, 2016.

By Colette Hernandez

Residing at Klamath Falls, OR

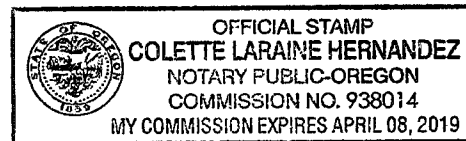
Notary Public in and for the State of Oregon

My commission expires Apr 08, 2019

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath

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On this day before me, the undersigned Notary Public, personally appeared **Tammy L. Ahalt**, 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 5th day of January, 2016.

By Colette Hernandez

Residing at Klamath Falls, OR

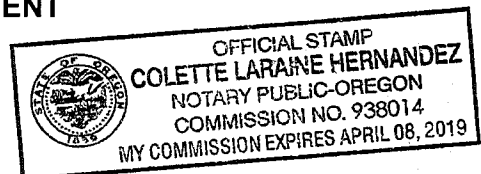
Notary Public in and for the State of Oregon

My commission expires Apr 08, 2019

LENDER ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath

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On this 5th day of January, 2016, before me, the undersigned Notary Public, personally appeared Steve Smith 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 Hernandez
Notary Public in and for the State of Oregon

Residing at Klamath Falls, OR
My commission expires Apr 08, 2019

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at an iron pipe which marks the Southeasterly corner of Lot 54 of LAKEWOOD HEIGHTS and running thence along the Westerly line of Lot 37 of LAKEWOOD HEIGHTS to a point which is its intersection with the projection of the Northwesterly line of Lot 36 of LAKEWOOD HEIGHTS; thence Southwesterly along the Northwesterly line of Lot 36, LAKEWOOD HEIGHTS to a point which is its intersection with the section line common to Sections 23 and 26, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence in a straight line to an iron pipe which marks the Southwesterly corner of Lot 54 of LAKEWOOD HEIGHTS; thence Northeasterly along the Southwesterly line of Lot 54 of LAKEWOOD HEIGHTS to the point of beginning, being all a portion of Lot 4, Section 23, Township 38 South, Range 8 East of the Willamette Meridian. Also including all those portions of the NW1/4 SW1/4 and the SE1/4 SW1/4 and all those portions of the NE1/4 SW1/4 and the SW1/4 NW1/4 and the SW1/4 SE1/4 which lie Southerly and Westerly of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an easement, subject to the terms and provisions thereof, as disclosed by instrument between Lakewood Heights District Improvement Company, a corporation, and Robert B. Chilcote and Barbara J. Chilcote, Husband and Wife, recorded August 5, 1970 in Volume M70, Page 6687, Microfilm Records of Klamath County, Oregon.