

2016-002715

Klamath County, Oregon

03/14/2016 01:03:49 PM

Fee: \$72.00

RECORDATION REQUESTED BY:

Umpqua Bank
CRED OR
C/O Loan Support Services
PO Box 1580
Roseburg, OR 97470

WHEN RECORDED MAIL TO:

Umpqua Bank
PO Box 1580
Roseburg, OR 97470

SEND TAX NOTICES TO:

In (Palm Springs), L.L.C.
Douglas W. Kim and Hae Kyung Kim, Trustees of
Douglas and Hae-Kyung Kim Living Trust dated March
2, 2000 under the provisions of a trust agreement
dated March 2, 2000
1336 Jay Court
West Linn, OR 97068-4577

FA-1608020-TO

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated March 1, 2016, is made and executed between Douglas W. Kim and Hae Kyung Kim, Trustees of Douglas and Hae-Kyung Kim Living Trust dated March 2, 2000, 51% interest and In (Palm Springs), L.L.C., 49% interest, whose address is 1336 Jay Court, West Linn, OR 97068-4577 ("Grantor") and Umpqua Bank, whose address is CRED OR, C/O Loan Support Services, PO Box 1580, Roseburg, OR 97470 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated December 8, 2010 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Recorded on December 10, 2010 as Instrument no. 2010-014043 in the official records of Klamath County, Oregon. The current loan obligation may have been previously modified and all prior modifications, if any, are hereby acknowledged, ratified and confirmed.

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 2819 Dahlia Street, Klamath Falls, OR 97601-7106. The Real Property tax identification number is R169016, R169061, R169052, R169043 and R1690349.

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

Extend Maturity Date to March 6, 2017 and modify definition of Grantor.

As used herein the term "Grantor" now means In (Palm Springs), L.L.C.; and Douglas W. Kim and Hae Kyung Kim, Trustees of Douglas and Hae-Kyung Kim Living Trust dated March 2, 2000.

Modify Cross-Collateralization. This Agreement (including any Deed of Trust in which this provision appears) secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable. Notwithstanding the foregoing, this Agreement (including any Deed of Trust in which this provision appears) does not secure a consumer purpose transaction, any leasing products or loans through Intervest-Mortgage Investment Company, a subsidiary of Umpqua Bank between Grantor and Lender. (Initial Here UHC)

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.

WAIVE JURY. All parties hereby waive the right to any jury trial in any action, proceeding or counterclaim brought by any party against any other party.

APPRAISAL. If at any time during the term of this Deed of Trust the Lender, in the reasonable exercise of its judgment, determines that it

MODIFICATION OF DEED OF TRUST (Continued)

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is likely that there has been a material adverse change in the value of the Real Property, Lender may obtain, at Borrower's expense, an appraisal of the Real Property prepared by an appraiser satisfactory to Lender and in a form and substance satisfactory to Lender.

INCONSISTENT STATE AND FEDERAL LAWS. From time to time, state and federal laws are inconsistent such that an activity permitted under state law is prohibited under federal law, or vice versa. As noted elsewhere in this Agreement, Grantor shall at all times comply with all governmental requirements, both federal and state, and cause all tenants, agents and other users of the Property or Collateral to so comply. For example, although the retail sale or distribution of marijuana products is allowed under law in some states, it is now prohibited under the federal Controlled Substances Act and Grantor must comply, and cause tenants, agents and other users to comply, with federal law in this instance.

SURETYSHIP WAIVERS. Except as prohibited by applicable law, Grantor waives any right to require Lender: (a) to continue lending money or to continue to extend other credit to Borrower; (b) to obtain Grantor's consent to any modification or extension of the Indebtedness (except an increase in the principal to be advanced under the Note); (c) to resort for payment or to proceed directly or at once against any person, including Borrower or any Guarantor; (d) to proceed directly against or exhaust any collateral held by Lender from Borrower, any Guarantor or any other person; and (e) to pursue any other remedy within Lender's power. Except as prohibited by law, Grantor also waives: any and all rights or defenses based on suretyship, if applicable, or impairment of collateral or any law which may prevent Lender from bringing any action, including a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale; any election of remedies by Lender, which destroys or otherwise adversely affects Grantor's subrogation rights or Grantor's rights to proceed against Borrower, if applicable, for reimbursement; any right to claim discharge of the Indebtedness on the basis of unjustified impairment of any collateral for the Indebtedness or based upon any extension, modification, adjustment, restatement, substitution or amendment of the Note or any other document that evidences the Indebtedness, which is made without Grantor's consent.

ERRORS AND OMISSIONS. Grantor and Borrower shall if requested by Lender or Lender's closing agent fully cooperate with Lender to adjust and correct clerical errors or omissions on any Loan documents and closing documents if Lender in its reasonable discretion, deems it necessary or desirable to maintain compliance with existing laws and regulations or to fulfill the intent of the parties relating to this Loan.

VENUE. The loan transaction that is evidenced by this Agreement has been applied for, considered, approved and made in the State of Oregon. If there is a lawsuit relating to this Agreement, the undersigned shall, at Lender's request, submit to the jurisdiction of the courts of Lane, Douglas or Washington County, Oregon, as selected by Lender, in its sole discretion, except and only to the extent of procedural matters related to Lender's perfection and enforcement of its rights and remedies against the collateral for the loan, if the law requires that such a suit be brought in another jurisdiction. As used in this paragraph, the term "Agreement" means the promissory note, guaranty, security agreement or other agreement, document or instrument in which this paragraph is found, even if this document is described by another name, as well.

ARBITRATION. Borrower and Lender agree that all disputes, claims and controversies between them, arising from this Note or otherwise, including without limitation contract and tort disputes, shall be brought in their individual capacities and not as a plaintiff or class member in any purported class or representative proceeding and, upon request of either party, shall be arbitrated pursuant to the rules of (and by filing a claim with) Arbitration Service of Portland, Inc., in effect at the time the claim is filed. No act to take or dispose of any collateral securing this Note shall constitute a waiver of this arbitration agreement or be prohibited by this arbitration agreement. This includes, without limitation, obtaining injunctive relief or a temporary restraining order; invoking a power of sale under any deed of trust or mortgage; obtaining a writ of attachment or imposition of a receiver; or exercising any rights relating to personal property, including taking or disposing of such property with or without judicial process pursuant to Article 9 of the Uniform Commercial Code. Any disputes, claims, or controversies concerning the lawfulness or reasonableness of any act, or exercise of any right, concerning any collateral securing this Note, including any claim to rescind, reform, or otherwise modify any agreement relating to the collateral securing this Note, shall also be arbitrated, provided however that no arbitrator shall have the right or the power to enjoin or restrain any act of any party. Borrower and Lender agree that in the event of an action for judicial foreclosure pursuant to California Code of Civil Procedure Section 726, or any similar provision in any other state, the commencement of such an action will not constitute a waiver of the right to arbitrate and the court shall refer to arbitration as much of such action, including counterclaims, as lawfully may be referred to arbitration. Judgment upon any award rendered by any arbitrator may be entered in any court having jurisdiction. Nothing in this Note shall preclude any party from seeking equitable relief from a court of competent jurisdiction. The statute of limitations, estoppel, waiver, laches, and similar doctrines which would otherwise be applicable in an action brought by a party shall be applicable in any arbitration proceeding, and the commencement of an arbitration proceeding shall be deemed the commencement of an action for these purposes. The Federal Arbitration Act shall apply to the construction, interpretation, and enforcement of this arbitration provision.

ATTORNEY FEES AND EXPENSES. The undersigned agrees to pay on demand all of Lender's costs and expenses, including Lender's attorney fees and legal expenses, incurred in connection with enforcement of this Agreement. Lender may hire or pay someone else to help enforce this Agreement. Lender may also use attorneys who are salaried employees of Lender to enforce this Agreement. The undersigned shall pay all costs and expenses of all such enforcement. In the event arbitration, suit, action or other legal proceeding is brought to interpret or enforce this Agreement, the undersigned agrees to pay all additional sums as the arbitrator or court may adjudge reasonable as Lender's costs, disbursements, and attorney fees at hearing, trial, and on any and all appeals. As used in this paragraph "Agreement" means the loan agreement, promissory note, guaranty, security agreement, or other agreement, document, or instrument in which this paragraph is found, even if this document is also described by another name. Whether or not an arbitration or court action is filed, all reasonable attorney fees and expenses Lender incurs in protecting its interests and/or enforcing this Agreement shall become part of the Indebtedness evidenced or secured by this Agreement, shall bear interest at the highest applicable rate under the promissory note or credit agreement, and shall be paid to Lender by the other party or parties signing this Agreement on demand. The attorney fees and expenses covered by this paragraph include without limitation all of Lender's attorney fees (including the fees charged by Lender's in-house attorneys, calculated at hourly rates charged by attorneys in private practice with comparable skill and experience), Lender's fees and expenses for bankruptcy proceedings (including efforts to modify, vacate, or obtain relief from any automatic stay), fees and expenses for Lender's post-judgment collection activities, Lender's cost of searching lien records, searching public record databases, on-line computer legal research, title reports, surveyor reports, appraisal reports, collateral inspection reports, title insurance, and bonds issued to protect Lender's collateral, all to the fullest extent allowed by law.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR

MODIFICATION OF DEED OF TRUST
(Continued)

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AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED MARCH 1, 2016.

GRANTOR:

IN (PALM SPRINGS), L.L.C.

By: [Signature]
Douglas W. Kim, Member of In (Palm Springs), L.L.C.

By: [Signature]
Hae Kyung Kim, Member of In (Palm Springs), L.L.C.

X [Signature]
Douglas W. Kim, Trustee of Douglas and Hae-Kyung Kim Living Trust dated March 2, 2000 under the provisions of a Trust Agreement dated March 2, 2000

X [Signature]
Hae Kyung Kim, Trustee of Douglas and Hae-Kyung Kim Living Trust dated March 2, 2000 under the provisions of a Trust Agreement dated March 2, 2000

LENDER:

UMPQUA BANK

X [Signature]
Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

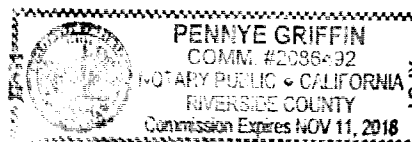
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On this 03-07-16 day of 03 MARCH, 20 16, before me, the undersigned Notary Public, personally appeared Douglas W. Kim, Member of In (Palm Springs), L.L.C., and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, 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 limited liability company.

By: [Signature]
Notary Public in and for the State of CALIFORNIA

Residing at INDIO, CALIF.
My commission expires 11-11-2018



**MODIFICATION OF DEED OF TRUST
(Continued)**

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AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED MARCH 1, 2016.

GRANTOR:

IN (PALM SPRINGS), L.L.C.

By: Douglas W. Kim, Member of In (Palm Springs), L.L.C.

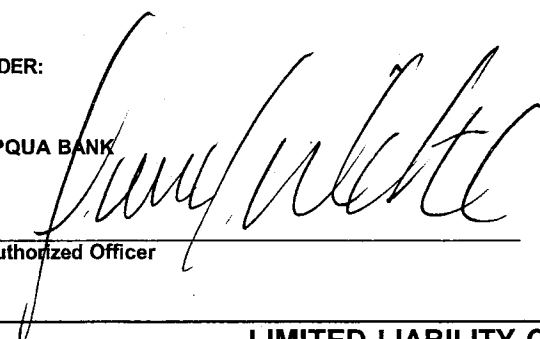
By: Hae Kyung Kim, Member of In (Palm Springs), L.L.C.

X Douglas W. Kim, Trustee of Douglas and Hae-Kyung Kim Living Trust dated March 2, 2000 under the provisions of a Trust Agreement dated March 2, 2000

X Hae Kyung Kim, Trustee of Douglas and Hae-Kyung Kim Living Trust dated March 2, 2000 under the provisions of a Trust Agreement dated March 2, 2000

LENDER:

UMPQUA BANK

X 
Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared Douglas W. Kim, Member of In (Palm Springs), L.L.C., and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, 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 limited liability company.

By _____

Residing at _____

Notary Public in and for the State of _____

My commission expires _____

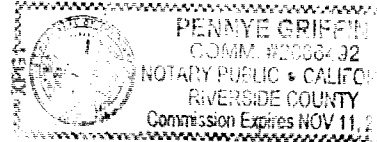
MODIFICATION OF DEED OF TRUST
(Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

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On this 07 day of 03, 20 16, before me, the undersigned Notary Public, personally appeared Hae Kyung Kim, Member of In (Palm Springs), L.L.C., and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, 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 limited liability company.

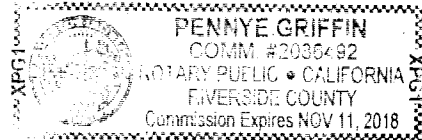
By Penny Griffin
Notary Public in and for the State of CALIFORNIA

Residing at INDIO, CALIF.
My commission expires 11-11-2018

TRUST ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

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On this 07 day of 03, 20 16, before me, the undersigned Notary Public, personally appeared Douglas W. Kim, Trustee of Douglas and Hae-Kyung Kim Living Trust dated March 2, 2000, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

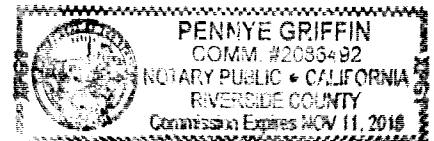
By Penny Griffin
Notary Public in and for the State of CALIFORNIA

Residing at INDIO, CALIF.
My commission expires 11-11-2018

TRUST ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

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) SS
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On this 07 day of 03, 20 16, before me, the undersigned Notary Public, personally appeared Hae Kyung Kim, Trustee of Douglas and Hae-Kyung Kim Living Trust dated March 2, 2000, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By Penny Griffin
Notary Public in and for the State of CALIFORNIA

Residing at INDIO CALIF.
My commission expires 11-11-2018

MODIFICATION OF DEED OF TRUST
(Continued)

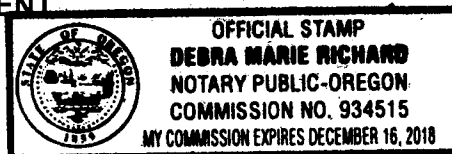
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LENDER ACKNOWLEDGMENT

STATE OF Oregon

COUNTY OF Multnomah

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On this 9th day of March, 20 16, before me, the undersigned Notary Public, personally appeared James Wilcox and known to me to be the Vice President, authorized agent for Umpqua Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Umpqua Bank, duly authorized by Umpqua Bank 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 Umpqua Bank.

By Debra M. Richard

Residing at Portland, OR

Notary Public in and for the State of Oregon

My commission expires December 16, 2018

EXHIBIT "A"

File No.: 7029-1608020

Policy No.: 1608020

Real property in the City of Klamath Falls, County of Klamath, State of Oregon, described as follows:

LOTS 3, 4, 5, 6 AND A PORTION OF LOT 2, BLOCK 2, TRACT 1163, CAMPUS VIEW, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF DAHLIA STREET AND CLOVER STREET IN THE CITY OF KLAMATH FALLS IN THE STATE OF OREGON; THENCE ALONG THE CENTERLINE OF CLOVER STREET NORTH 54° 54' 38" EAST 30.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF DAHLIA STREET; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF DAHLIA STREET NORTH 37° 10' 59" WEST 50.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF DAHLIA STREET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 427.57 FEET; A CENTRAL ANGLE OF 52° 02' 34", AN ARC LENGTH OF 388.37 FEET, A LONG CHORD OF 375.16 FEET AND A LONG CHORD BEARING OF NORTH 63° 12' 16" WEST; THENCE NORTH 00° 46' 26" EAST 359.39 FEET; THENCE SOUTH 89° 13' 34" EAST 272.76 FEET; THENCE SOUTH 00° 46' 26" WEST 57.00 FEET, MORE OR LESS; THENCE SOUTH 87° 22' 21" EAST 198.16 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF CLOVER STREET; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF CLOVER STREET SOUTH 02° 37' 39" WEST 263.86 FEET MORE OR LESS; THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF CLOVER STREET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 273.64 FEET, A CENTRAL ANGLE OF 47° 49' 42", AN ARC LENGTH OF 228.42 FEET, A LONG CHORD OF 221.85 FEET AND A LONG CHORD BEARING OF SOUTH 26° 32' 30" WEST; THENCE ALONG A CURVE OT THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 92° 21' 39", AN ARCH LENGTH OF 32.28 FEET, A LONG CHORD OF 28.86 FEET AN A LONG CHORD BEARING OF NORTH 83° 21' 49" WEST TO THE NORTHERLY RIGHT WAY LINE OF DAHLIA STREET AND THE POINT OF BEGINNING.

APN: R169016 and R169061 and R169052 and R169043 and R1690349