

AmeriTitle  
NTC103877/HM  
Recording Requested By:

**2016-004411**  
Klamath County, Oregon  
04/29/2016 03:17:34 PM  
Fee: \$52.00

Jim Levick, Vice President  
Nebraska State Bank  
P.O. Box 260, Oshkosh, NE 69154

And When Recorded Return To:

Nebraska State Bank  
P.O. Box 260, Oshkosh, NE 69154

The undersigned hereby affirm that there is no Social  
Security number contained in this document

---

## **MODIFICATION AND SUPPLEMENT TO DEED OF TRUST AND NOTICE OF ADDITIONAL ADVANCE**

This Modification and Supplement to Deed of Trust and Notice of Additional Advance ("Modification and Supplement"), made **April 26, 2016**, by and between **Dennis R. Hynes, Trustee of The J & J Family Trust**, whose address is **3939 South 6<sup>th</sup> Street, #301, Klamath Falls, OR 97603** (hereinafter referred to as "Trustor") and Nebraska State Bank, whose address is P.O. Box 260, Oshkosh, NE 69154, hereinafter referred to as "Lender".

### **WITNESSETH**

**That whereas**, on **June 12, 2014**, The J & J Family Trust, Dennis R. Hynes, Trustee did make, execute and deliver to AmeriTitle, an Oregon Corporation (the "Trustee") for the use and benefit of Lender that certain deed of trust ("Deed of Trust") recorded **June 13, 2014**, Instrument No. **2014-006308**, official records of Klamath County, State of Oregon securing a promissory note dated **June 12, 2014** for the amount of **\$242,000** in favor of Lender and covering the following described real property:

Parcel 2 of Land Partition 9-12 being a replat of Parcel 3 of Land Partition 15-94 as adjusted by property line adjustment 17-01 situated in the S1/2NW1/4 of Section 29, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon recorded May 2, 2013 in Volume 2013-004677, Microfilm Records of Klamath County, Oregon.

**And whereas**, the parties hereto desire to modify and supplement said Deed of Trust as follows:

**NOW, THEREFORE, FOR VALUE RECEIVED, NOTICE OF THE FUTURE ADVANCE IS HEREBY GIVEN AS DESCRIBED BELOW AND THE DEED OF TRUST SHALL BE MODIFIED AND SUPPLEMENTED AS DESCRIBED BELOW:**

I. **NOTICE.**

**NOTICE IS HEREBY GIVEN** that Nebraska State Bank has advanced to Trustor an additional **\$20,650.00**; the said amount is payable with interest as prescribed in a promissory note dated **April 26, 2016**, and that the said advance is acknowledged by the undersigned to be secured by the hereinabove referred to deed of trust pursuant to the provisions recited therein.

**FURTHER NOTICE IS HEREBY GIVEN** that the balance owing secured by the hereinabove referred to deed of trust to the date hereof totals **\$262,650.00**.

**II. MODIFICATION OF DEED OF TRUST.**

Lender and Trustor hereby modify the Deed of Trust as follows:


**Increase indebtedness from \$242,000 to \$262,650.**

The Trustor hereby irrevocably and unconditionally mortgages, grants, bargains, transfers, sells, conveys, sets over and assigns to the Trustee and its successors and assigns, IN TRUST, for the benefit and security of the Lender forever, WITH POWER OF SALE AND RIGHT OF ENTRY AND POSSESSION, all of the Trustor's right, title and interest in and to the Property described in Deed of Trust. Lender and Trustor do hereby agree that in all other respects not inconsistent herewith the terms of said Deed of Trust, which is incorporated therein by reference thereto, shall remain in full force and effect and be binding hereon. Said Deed of Trust as herein modified and supplement shall constitute one deed of trust.

This agreement shall inure to and bind the heirs, devisees, successors and assigns of the parties hereto.

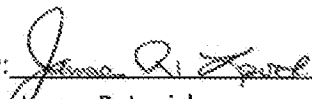
In witness whereof, the parties hereto have executed this agreement the day and year first above written.

**Trustor**

  
Dennis R. Hynes, Trustee

**Lender**

Nebraska State Bank

By:   
James R. Levick  
Vice President

**[This document must be acknowledged before a Notary Public]**

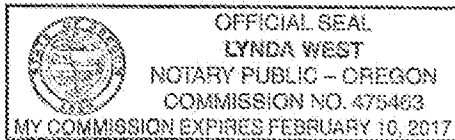
OREGON ALL-PURPOSE ACKNOWLEDGMENT

State of Oregon )  
 ) ss.  
County of Klamath

On April 29, 2016, 2016 before me, Lynda West, Notary Public

Personally appeared: Dennis R. Hynes

☒ personally known to me  
☐ proved to me on the basis of satisfactory evidence



To be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Lynda West

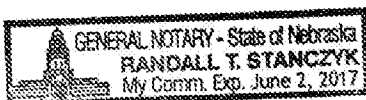
State of Nebraska )  
 ) ss.  
County of Garden )

On April 26, 2016 before me, Randall T Stanczyk, Notary Public

Personally appeared: James R. Levick, Vice President of Nebraska State Bank

☒ personally known to me  
☐ proved to me on the basis of satisfactory evidence

To be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Randall T Stanczyk