

AmeriTitle  
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2017-006803  
Klamath County, Oregon  
06/21/2017 03:52:04 PM  
Fee: \$47.00

**RECORDATION REQUESTED BY:**

People's Bank of Commerce  
Barnett Road Branch  
1311 E Barnett Road  
Medford, OR 97504

**WHEN RECORDED MAIL TO:**

People's Bank of Commerce  
Barnett Road Branch  
1311 E Barnett Road  
Medford, OR 97504

**SEND TAX NOTICES TO:**

Ronald C Shubin  
Rachel L Shubin  
10870 Agate Road  
Eagle Point, OR 97524

FOR RECORDER'S USE ONLY

**MODIFICATION OF DEED OF TRUST**

THIS MODIFICATION OF DEED OF TRUST dated May 22, 2017, is made and executed between Ronald C Shubin and Rachel L Shubin, as Tenants by the Entirety, whose address is 10870 Agate Road, Eagle Point, OR 97524 ("Grantor") and People's Bank of Commerce, whose address is Barnett Road Branch, 1311 E Barnett Road, Medford, OR 97504 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated May 22, 2012 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Recorded on June 6, 2012 as Document No. 2012-0006190 in the official records of Klamath County, Oregon.

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

Lot 1 in Block 13 of FAIRVIEW ADDITION No. 2 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 734 Fulton Street, Klamath Falls, OR 97601. The Real Property tax identification number is 3809-029CA-09900-000.

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

Extend maturity date to May 22, 2018.

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 MAY 22, 2017.

GRANTOR:

x Ronald C Shubin  
Ronald C Shubin

x Rachel L Shubin  
Rachel L Shubin

LENDER:

PEOPLE'S BANK OF COMMERCE

x Dave Mooers  
Dave Mooers, Branch Manager

MODIFICATION OF DEED OF TRUST  
(Continued)

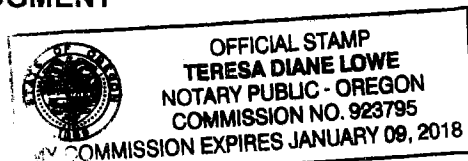
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INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF JACKSON

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) SS  
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On this day before me, the undersigned Notary Public, personally appeared Ronald C Shubin and Rachel L Shubin, to me known 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.

Given under my hand and official seal this 5<sup>TH</sup> day of JUNE, 20 17.

By Jessica Lowe

Residing at 6731 CRATER LAKE HWY

Notary Public in and for the State of OREGON

My commission expires 01/09/2018

LENDER ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF Jackson

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) SS  
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On this 12th day of June, 20 17, before me, the undersigned Notary Public, personally appeared Dave Mooers and known to me to be the Branch Manager, authorized agent for People's Bank of Commerce that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of People's Bank of Commerce, duly authorized by People's Bank of Commerce 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 People's Bank of Commerce.

By Dana M. Holth

Residing at Medford, OR

Notary Public in and for the State of OREGON

My commission expires 3-11-2019