

2018-004591

Klamath County, Oregon

04/17/2018 08:51:01 AM

Fee: \$57.00

After Recording Return To:
CoreLogic SolEx
1637 NW 136th Avenue Suite G-100
Sunrise, FL 33323

This Document Prepared By:
Home Preservation
Umpqua Bank
13535 SW 72nd Ave Suite 200
Tigard, OR 97223

Until a change is requested all
tax statements shall be sent to
the following address.
Umpqua Bank
13535 SW 72nd Ave Suite 200
Tigard, OR 97223

True and Actual Consideration is: \$22,931.47

_____[Space Above This Line For Recording Data]_____

Original Recording Date: **September 17, 1996**

Original Loan Amount: **\$41,000.00**



820000026

Loan No: **1428729758**

Investor Loan No: **0263210049**

THIS MODIFICATION IS TO BE EXECUTED IN DUPLICATE ORIGINALS.
ONE ORIGINAL IS TO BE AFFIXED TO THE ORIGINAL NOTE AND ONE ORIGINAL
IS TO BE RECORDED IN THE LAND RECORDS WHERE THE SECURITY
INSTRUMENT IS RECORDED.

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Modification"), is effective **March 14, 2018**, between **JOE HOOD and MILISSA HOOD ("Borrower")** and **Umpqua Bank, whose address is 13535 SW 72nd Ave Suite 200, Tigard, OR 97223 ("Lender")**, and amends and supplements (1) the Note (the "Note") made by the Borrower, dated **September 13, 1996**, in the original principal sum of U.S. **\$41,000.00**, and (2) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), recorded in Book/Liber **M96**, Page **29453**, Instrument No: **25225** and recorded on **September 17, 1996**, of the Official Records of **KLAMATH County, OR**. The Security Instrument, which was entered into as security for the performance of the Note, encumbers the real and personal property described in the Security Instrument (and defined in the Security Instrument as the "Property"), which is located at **14102 MEADOWBROOK LN, KLAMATH FALLS, OR 97601**. That real property is described as follows:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF KLAMATH, STATE OF OREGON: LOT 7, BLOCK 4, TRACT 1046, ROUND LAKE ESTATES, IN THE COUNTY OF



* 1 4 2 8 7 2 9 7 5 8 *
MJ_T1STATE - Freddie Mac - Single-Family Exhibit 76 - Loan Modification for Delinquent Mortgages (03/02/16)
10880 06/16



* 6 2 9 + 3 5 *

(page 1 of 4)

KLAMATH, STATE OF OREGON.

The Borrower has requested that the Lender modify the terms of the Note and Security Instrument. The Lender has agreed to do so pursuant to the terms and conditions stated in this Modification. In consideration of the agreements made in this Modification, and other good and valuable consideration which the parties agree they have received, the Borrower and Lender agree to modify the terms of the Note and Security Instrument as follows. The Borrower and the Lender agree that the provisions of this Modification supersede and replace any inconsistent provisions set forth in the Note and Security Instrument.

1. The Borrower represents that the Borrower ☒ is, ☐ is not, the occupant of the Property.
2. The Borrower acknowledges that interest has accrued but not been paid and the Lender has incurred, paid or otherwise advanced taxes, insurance premiums and other expenses necessary to protect or enforce its interest in the Note and the Security Instrument, and that such interest, costs and expenses, in the total amount of **\$875.70**, have been added to the indebtedness under the terms of the Note and Security Instrument. As of **April 1, 2018**, the amount, including such amounts which have been added to the indebtedness (if any), payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. **\$22,931.47**.
3. The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender, until the Unpaid Principal Balance has been paid. Interest will be charged on the Unpaid Principal Balance at the yearly rate of **7.875%**, beginning **April 1, 2018**. The Borrower promises to make monthly payments of principal and interest of U.S. **\$157.30**, beginning on the **1st** day of **May, 2018**, and continuing thereafter on the same day of each succeeding month. If on **April 1, 2058** (the "Modified Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Modification, the Borrower will pay these amounts in full on the Modified Maturity Date. The Borrower will make such payments at **Umpqua Bank, PO Box 230727, Portland, OR 97281** or at such other place as the Lender may require.
4. Except to the extent that they are modified by this Modification, the Borrower will comply with all of the covenants, agreements, and requirements of the Note and the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under the Security Instrument.
5. Nothing in this Modification shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Modification, the Note and Security Instrument will remain unchanged and in full effect, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Modification.
6. If one or more riders are executed by the Borrower and recorded together with this Modification, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Modification as if the rider(s) were a part of this Modification.



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* 6 2 9 + 3 5 *

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[Check applicable box(es)]

☐ 1-4 Family Rider - Assignment of Rents

☐ Bankruptcy Rider

☐ Modification Due on Transfer Rider

☐ Other rider

 (Seal)
JOE HOOD -Borrower

MILISSA HOOD -Borrower (Seal)

[Space Below This Line For Acknowledgments]


State of Oregon

County of Klamath

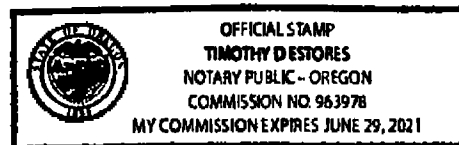
This instrument was acknowledged before me, a Notary Public on

4/5/2018 by

JOE HOOD and MILISSA HOOD.


(Signature of notarial officer)

Universal Banker
(Title or rank)



My Commission expires: 6/29/2021

Origination Company: **Umpqua Bank**
NMLSR ID: 401867



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MU. TISTATE - Freddie Mac - Single-Family Lender 76 - Loan Modification for Delinquent Mortgages (03/32/16)
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Umpqua Bank

By: [Signature] (Seal) - Lender

Name: Jay Mortensen

Title: Senior Vice President

4-10-2018

Date of Lender's Signature

[Space Below This Line For Acknowledgments]

State of Oregon

County of Washington

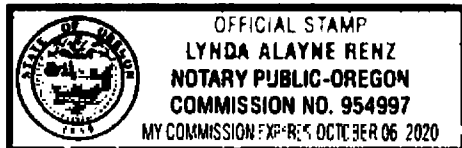
This instrument was acknowledged before me, on April 10, 2018
by

Jay Mortensen, the Senior Vice President of
Umpqua Bank.

[Signature]
(Signature of notarial officer)

(Title or rank)

My Commission expires: 10-6-2020



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10880 06/16



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