

2018-012680

Klamath County, Oregon

10/17/2018 09:24:02 AM

Fee: \$92.00

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 October 3, 2018, is made and executed between Bruce D. Hall and Donna M. Hall, 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 May 15, 2018 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Recorded May 22, 2018 under Recording No. 2018-006277.

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 135023 and 135151 Hwy 97, Crescent, OR 97733. The Real Property tax identification number is R150106, R875517, R150080 and R150099.

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

An additional advance will be made so that the current outstanding principal balance is increased to \$170,000.00, as evidenced by a Change in Terms Agreement dated October 3, 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 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 OCTOBER 3, 2018.

GRANTOR:

x Bruce D. Hall
Bruce D. Hall

x Donna M. Hall
Donna M. Hall

LENDER:

WASHINGTON FEDERAL

x Shelli Pace
Authorized Officer



Return to:
AmeriTitle

Recorded by AmeriTitle as an accommodation only. No liability is accepted for the condition of title or for the validity, sufficiency, or effect of this document.

MODIFICATION OF DEED OF TRUST
(Continued)

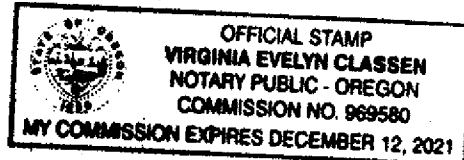
Loan No: 62762088177

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Deschutes

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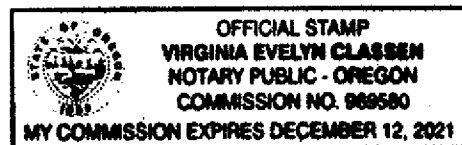
On this day before me, the undersigned Notary Public, personally appeared Bruce D. Hall, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 12th day of October, 2018.
By Virginia E. Classen Residing at LaPine OR
Notary Public in and for the State of Oregon My commission expires 12-12-2021

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Deschutes

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On this day before me, the undersigned Notary Public, personally appeared Donna M. Hall, 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 12th day of October, 2018.
By Virginia E. Classen Residing at LaPine OR
Notary Public in and for the State of Oregon My commission expires 12-12-2021

LENDER ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Deschutes

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On this 16th day of October, 2018, before me, the undersigned Notary Public, personally appeared Shelle Pack and known to me to be the Relationship Manager / Officer, 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 [Signature] Residing at Redmond, OR
Notary Public in and for the State of Oregon My commission expires Feb 1st, 2020

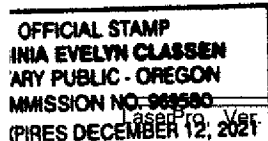


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

Parcels 1 and 2 of Land Partition 29-92, situated in the NE1/4 SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL B:

A portion of the NE1/4 SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the Southeast quarter of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence West along the center line of Section 36, 407 feet, more or less, to the East right of way line of the Dalles-California Highway; thence in a Southerly direction along said right of way line 500 feet to the point which is the true point of beginning; thence Easterly at right angles to said right of way line 536 feet; thence Southerly at right angles 300 feet; thence Westerly at right angles 536 feet to the East right of way line of the Dalles-California Highway, thence along said right of way line 300 feet to the point of beginning, and beginning at the Northeast corner of the Southeast quarter of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence West along the center line of Section 36, 407 feet, more or less, to the East right of way line of the Dalles-California Highway; thence in a Southerly direction along said right of way line 400 feet; to a point which point is the true point of beginning. Thence Easterly at right angles to said right of way line 536 feet; thence Southerly at right angles 100 feet; thence Westerly at right angles 536 feet to the East right of way line of the Dalles-California Highway; thence along said right of way line 100 feet to the point of beginning.

Less a parcel of land lying in the Northeast quarter of the Southeast quarter of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that property conveyed by those deeds to Willis C. Jorstad and Mabel Jorstad, recorded in Book 218, page 493 and Book 185, page 95 of Klamath County Records and Deeds. The said parcel being that portion of said property included in a strip of land 100 feet in width, lying on the Easterly side of the center line of the Dalles-California Highway as said highway has been relocated which center line is described as follows: Beginning at Engineer's center line 47+00, said station being 325 feet South and 515 feet West of the East quarter corner of said Section 36; thence South 25 degrees 50' West 500 feet to Station 52+00, the Easterly line of said strip of land crossing the Northerly and Southerly lines of said property approximately opposite stations 47+26 and 51+26 respectively.

PARCEL C:

A tract of land situated in the NE1/4 of the SE1/4, Section 36, Township 24 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 of aid Section 36; thence West along the center line of said Section, 407 feet more or less to the Easterly right of way line of the Dalles-California Highway; thence in a Southerly direction along said right of way line 400 feet; thence Easterly at right angles to said highway, 536 feet more or less, to the Northeasterly corner of Parcel 2 of Deed recorded March 20, 1957 in Deed Volume 290, page 392, Deed Records of Klamath County, Oregon and the true point of beginning; thence Southerly at right angle 400 feet to the Southeasterly corner of Parcel 1 of Deed recorded March 20, 1957 in Deed Volume 290, page 392; thence at right angles Southeasterly to the Section line; thence Northerly along aid Section line to the Southeasterly corner of Deed recorded June 19, 1959 in Deed Volume 313, page 415; thence Northwesterly along the Southerly line of Deed recorded in Volume 313, page 415, Deed Records of Klamath County, Oregon to the point of beginning.