

2019-009439

Klamath County, Oregon

08/19/2019 09:50:00 AM

Fee: \$87.00

Grantor

Robert H. and Edith Root

PO Box 1354

Chiloquin, OR 97524

WHEN RECORDED RETURN TO:

Grantee

Rogue Credit Union

1370 Center Drive

Medford, OR 97501

This Space Provided for Recorder's Use

First American Title ACCOM

MODIFICATION AGREEMENT

Line of Credit Trust Deed

1508090-60

Grantor(s):

Robert H. Root and Edith Root

Grantee:

Rogue Credit Union

Legal Description:

Lot 14, Block 4, Tract No. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon. TOGETHER WITH an undivided 1/90th interest in and to Lot 12< Block 4, Tract No. 1065, IRISH BEND.

Assessor's Property Tax Parcel or Account No.: R247469, M895663

On or about 07/29/2011, Grantor(s) executed and delivered to Rogue Credit Union, as Beneficiary, a Deed of Trust encumbering the real property described above.

This Deed of Trust was recorded on 08/04/2011, at 11:21:23 AM in the records of Klamath County with recording number 2011-008970. The Deed of Trust secures a Home Line/Home Equity Loan Agreement ("Loan Agreement") in the original amount of \$ 40,000.00.

MODIFICATION. Grantor(s) and Lender hereby modify the Loan Agreement and Deed of Trust as follows:

Renewal of Draw Period. The draw period is renewed for an additional eight (8) years, effective as of 08/04/2019. The term of the Loan Agreement and the Deed of Trust is extended to 28 years from the effective date of the renewal of the draw period.

Interest Rate. The minimum ANNUAL PERCENTAGE RATE that can apply to the Account is 3.99 %.

Margin. The interest rate margin on your loan is changed to .49 % above the Wall Street Journal published Prime Rate.

CONTINUING VALIDITY. Except as previously modified above, the terms of the original Deed of Trust and Loan Agreement shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to

This instrument filed for record as an accommodation only. It has not been examined as to its effect upon the title.
First American Title Co.

require strict performance of the Deed of Trust and the Loan Agreement as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the Loan Agreement. 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 Loan Agreement, 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.

DATED this 16th of August, 2019.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION AGREEMENT AND AGREES TO ITS TERMS.

GRANTORS:

GRANTEE: ROGUE CREDIT UNION

Robert H. Root
Robert H. Root

Edith Root
Edith Root

STATE OF Oregon)
County of Jackson) ss.

Jina Sherwood
By: Jina Sherwood
Title: Mortgage Servicing Specialist

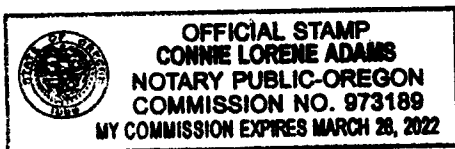


On this 16th day of August, 2019, before me, a Notary Public in and for said state, personally appeared Robert H. and Edith Root known to me to be the person(s) who executed the Modification Agreement and acknowledged to me that they executed the same for the purposes therein stated.

Jina Sherwood
Notary Public for Oregon
My Commission Expires: April 20, 2020

STATE OF Oregon)
County of Jackson) ss.

On this 16th day of August 2019, before me personally appeared Jina Sherwood to me known to be the Mortgage Servicing Specialist of Rogue Credit Union that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said credit union, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.



Connie Adams
Notary Public for Oregon
My Commission Expires: March 28, 2022