

2019-014035

Klamath County, Oregon

12/03/2019 01:43:01 PM

Fee: \$97.00

RECORDATION REQUESTED BY:

Washington Federal Bank
425 Pike Street
Seattle, WA 98101

WHEN RECORDED MAIL TO:

Washington Federal Bank
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 November 18, 2019, is made and executed between S & P Investments, LLC, an Oregon Limited Liability Company ("Grantor") and Washington Federal Bank, whose address is 425 Pike Street, Seattle, WA 98101 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated October 7, 2002 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Recorded October 7, 2002 Vol MO2 page 57248-54 and re-recorded October 18, 2002 Vol MO2 page 596-28-34, Klamath County Oregon.

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

See the exhibit or other description document 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 824 Pine Street, Klamath Falls, OR 97601. The Real Property tax identification number is 413804 and 413822.

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

The maturity date is hereby extended to November 1, 2024.

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 NOVEMBER 18, 2019.

GRANTOR:

S & P INVESTMENTS, LLC

By: 

Terrence J. Scroggin, Member of S & P Investments, LLC

By: 

Andrew E. Peterson, Member of S & P Investments, LLC

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

MODIFICATION OF DEED OF TRUST
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LENDER:

WASHINGTON FEDERAL BANK

X

Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

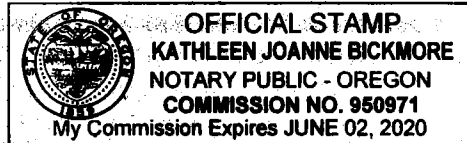
STATE OF Oregon

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COUNTY OF Klamath

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On this 25 day of November, 2019, before me, the undersigned Notary Public, personally appeared Terrence J. Scroggin, Member of S & P Investments, LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Kathleen Bickmore

Residing at 6246 Alva Ave Klamath Falls OR

Notary Public in and for the State of Oregon

My commission expires June 02, 2020

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

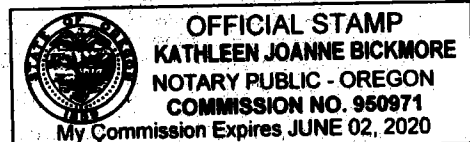
STATE OF Oregon

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COUNTY OF Klamath

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On this 25 day of November, 2019, before me, the undersigned Notary Public, personally appeared Andrew E. Peterson, Member of S & P Investments, LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Kathleen Bickmore

Residing at 6246 Alva Ave Klamath Falls OR

Notary Public in and for the State of Oregon

My commission expires June 02, 2020

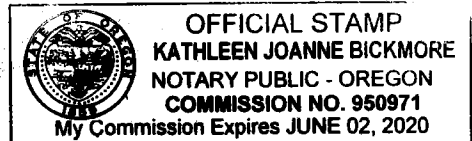
MODIFICATION OF DEED OF TRUST
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LENDER ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Klamath

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On this 22 day of Nov, 2019^{KB}, before me, the undersigned Notary Public, personally appeared Steve Smith and known to me to be the Banking Officer, authorized agent for Washington Federal Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Washington Federal Bank, duly authorized by Washington Federal Bank 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 Bank.

By Kathleen Bickmore
Notary Public in and for the State of Oregon

Residing at 6246 Alvia Ave Klamath Falls
My commission expires June 02, 2020