

2019-014758

Klamath County, Oregon



00251875201900147580040048

12/19/2019 12:03:42 PM

Fee: \$97.00

After recording return to:  
Bullard and Friedman, LLC  
125 North 2<sup>nd</sup> Street  
Ashland, Oregon 97520

### TRUST DEED MODIFICATION

This Modification is entered into this 14<sup>th</sup> day of October, 2019, by and between **Shandra Brown and Jared Smith and Atomic Lettuce, LLC** (hereinafter "Grantors") and **Roy Kaylor** (hereinafter "Beneficiary"); and

**WHEREAS**, on the 8<sup>th</sup> day of May, 2017, Beneficiary loaned to Grantors Shandra Brown and Jared Smith the sum of Two Hundred Thousand Dollars (\$200,000.00), with interest thereon according to the terms of a promissory note of the same date, payable to Beneficiary, the final payment to be due and payable May 5, 2037, pursuant to the terms and conditions of a Trust Deed duly executed and recorded in the office of the County Clerk of Klamath County, Oregon, on the 8<sup>th</sup> day of May, 2017 (2017-004813); and described as follows:

**Beginning at an iron pin which lies North 89°49' West along the quarter line a distance of 976.4 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian and running thence South 6°02' West a distance of 240.3 feet to an iron pin; thence North 89°49' West a distance of 708.6 feet to an iron pin which lies on the Easterly right of way line of the new Dalles-California Highway; thence North 11°36' West following the Easterly right of way line of the new Dalles-California Highway a distance of 244.18 feet to an iron pin; thence South 89°49' East along the quarter line a distance of 782.6 feet, more or less, to a point of beginning, said tract in the North half of the Southwest quarter of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

**WHEREAS**, on the 22<sup>nd</sup> day of May, 2017, an addendum to the Trust Deed was duly executed; and

**WHEREAS**, Grantors desire to amend said Trust Deed; and

**NOW THEREFORE**, for and in consideration of the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the parties hereto agree as follows:

1. The Trust Deed, which incorrectly names Grantors as husband and wife, hereby correctly identifies Grantors as mother and son.

2. In lieu of the monthly payment amount stated in the Promissory Note, the Grantors shall have the option, with Beneficiary's approval, to perform certain services for said address in lieu of the monthly dollar amount so stated, for a term agreed to by all parties, with the full stated monthly dollar amount being applied to the outstanding balance.

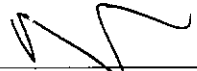
3. Beneficiary hereby consents to a transfer of the property to Atomic Lettuce, LLC, a business organization in which each of the individual Grantors are a member.

4. Atomic Lettuce, LLC shall be an additional Grantor under the Trust Deed and shall be bound by all the terms of the Trust Deed.

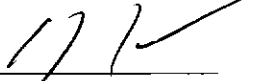
Except as hereinabove modified, the Trust Deed dated May 8, 2017 and the Addendum dated May 22, 2017, shall continue in full force and effect.

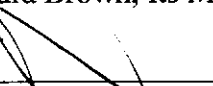
IN WITNESS WHEREOF, the Grantors and Beneficiary have set their hands and seals as of the day and year first above written.

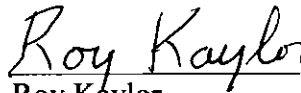
  
Shandra Brown

  
Jared Smith

Atomic Lettuce, LLC

By:   
Shandra Brown, Its Member

By:   
Jared Smith, Its Member

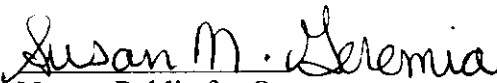
  
Roy Kaylor

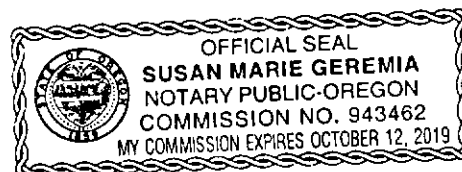
### Certificate of Acknowledgment of Notary Public

State of Oregon )

County of Klamath )

On October 4, 2019 before me, Susan M Geremia, personally appeared Shandra Brown as Grantor, and Shandra Brown, member of Atomic Lettuce, LLC, personally known to me to be the person who subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument she executed the instrument.

  
Notary Public for Oregon  
My Commission Expires: 10/12/2019



**Certificate of Acknowledgment of Notary Public**

State of Oregon )

County of Klamath )

On October 4, 2019 before me, Susan M. Geremia, personally appeared Jared Smith as Grantor, and Jared Smith, member of Atomic Lettuce, LLC, personally known to me to be the person who subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument he executed the instrument.

Susan M. Geremia  
Notary Public for Oregon  
My Commission Expires: 10/12/2019



**Certificate of Acknowledgment of Notary Public**

State of Oregon )

County of Klamath )

On October 4, 2019 before me Susan M. Geremia, personally appeared Roy Kaylor as Beneficiary, personally known to me to be the person who subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument he executed the instrument.

Susan M. Geremia  
Notary Public for Oregon  
My Commission Expires: 10/12/2019

