

2020-004906

Klamath County, Oregon

04/17/2020 08:09:37 AM

Fee: \$92.00

367860AM
A
AmeriTitle WAS REQUESTED TO
RECORD THIS INSTRUMENT AS
AN ACCOMMODATION. IT HAS NOT
BEEN EXAMINED FOR SUFFICIENCY
OR ITS EFFECT UPON THE TITLE.

WHEN RECORDED MAIL TO:

Banner Bank
Bothell Loan Service Center
P.O. Box 1589
Bothell, WA 98041

SEND TAX NOTICES TO:

Judy L. Blomquist, Trustee of The Survivor's Trust
under The Blomquist Family Trust UAD March 9, 2004
under the provisions of a trust agreement dated March
9, 2004
6277 Kahuna Road #A
Kapaa, HI 96746

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated April 8, 2020, is made and executed between Judy L. Blomquist, Trustee of The Survivor's Trust under The Blomquist Family Trust UAD March 9, 2004 under the provisions of a trust agreement dated March 9, 2004, whose address is 6277 Kahuna Road #A, Kapaa, HI 96746 ("Grantor") and Banner Bank, whose address is Southern Oregon Commercial Banking Center, 1463 E. McAndrews Road, Medford, OR 97504 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated February 8, 2008 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Recorded on February 15, 2008 under Recording Number 2008-001981, records of Klamath County, State of Oregon.

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 2710 - 2720 Washburn Way, Klamath Falls, OR 97603. The Real Property tax identification number is R531437.

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

This Deed of Trust secures a Promissory Note dated April 8, 2020, between Borrower and Lender, in the amount of \$794,027.83, with a maturity date of March 5, 2035, together with all renewals of, extensions of, modifications of, refinancing of, consolidations of, and substitutions for the Note or Credit Agreement.

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 endorers 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 APRIL 8, 2020.

GRANTOR:

x Judy L. Blomquist
Judy L. Blomquist, as Trustee of The Survivor's Trust under the Blomquist Family
Trust UAD March 9, 2004

MODIFICATION OF DEED OF TRUST
(Continued)

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LENDER:

BANNER BANK

X
Authorized Officer

Date: 4-9-2020 # Pages: 2
Name: Cathy SANCIOUS 5 Circuit

Doc. Description:
Deed of Trust

TRUST ACKNOWLEDGMENT

STATE OF Hawaii)
COUNTY OF Kauai) SS

Cathy SANCIOUS
Notary Signature
NOTARY CERTIFICATION

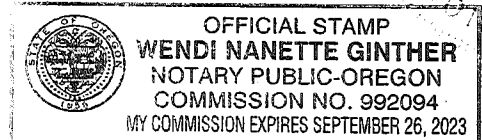
On this 4-a- day of April, 20 20, before me, the undersigned Notary Public, personally appeared Judy L. Blomquist, as Trustee of The Survivor's Trust under the Blomquist Family Trust UAD March 9, 2004, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By Cathy SANCIOUS
Notary Public in and for the State of Hawaii

Residing at Kapaa, HI
My commission expires 10 am 2023

LENDER ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Jackson) SS



On this 16 day of April, 20 20, before me, the undersigned Notary Public, personally appeared Zane Lockwood and known to me to be the VPI RM, authorized agent for Banner Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Banner Bank, duly authorized by Banner 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 Banner Bank.

By Wendi Ginther
Notary Public in and for the State of Oregon

Residing at Medford
My commission expires September 26, 2023

File No.: 345866AM
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EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Lot 3, Block 6, Tract 1080, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 3 as marked by a 1/2 inch iron pin; thence South 00° 04' 50" West along the Westerly right of way line of Washburn Way 7.7 feet to the Point of Beginning; thence continuing South 00° 04' 50" West 212.3 feet; thence North 89° 55' 10" West parallel to the North line of said Lot 3, 250.00 feet; thence North 00° 04' 50" East 212.3 feet, which point is 7.7 feet South of the North line of Lot 3; thence South 89° 55' 10" East parallel to the North line of said Lot 3, 250.00 feet to the point of beginning on the Westerly right of way line of said Washburn Way, with bearings based on said Tract 1080, Washburn Park.