

**2020-010872****Klamath County, Oregon**

08/28/2020 03:05:01 PM

Fee: \$97.00

After Recording, please send to:

AmeriTitle - Acct. Servicing Dept.
300 Klamath Ave.
Klamath Falls, OR 97601

MODIFICATION OF TRUST DEED

This Deed of Trust Modification Agreement (the "Modification Agreement"), entered into and effective as of August ~~25~~²⁶, 2020 ("Modification Deed"), between Grantors, Michal Kawka and Aine Kawka, as tenants by the entirety, AmeriTitle, an Oregon Corporation, as Trustee, and Wendy J. Spencer, DMD, as Beneficiary, hereby modifies the Trust Deed (Recorded as Instrument No. 2016-002464, records of Klamath County, Oregon) (the "Security Instrument," which term includes all riders thereto) to assign Michal Kawka and Aine Kawka (hereinafter "Assignors") obligations to Nicole Carroll Gould and Austin Perkey, Assignees. Nicole Carroll Gould and Austin Perkey shall be named Grantors, as Tenants by the Entirety, and shall assume the indebtedness secured by said Trust Deed. Grantors Nicole Carroll Gould and Austin Perkey by acceptance of this Modification of Trust Deed herein assumes Assignors obligation and covenants with Michal Kawka and Aine Kawka, AmeriTitle, as Trustee, and Wendy J. Spencer, DMD, as Beneficiary to fully pay the Promissory Note dated February 24, 2016 and the Novation Agreement dated August 26, 2020 and recorded as Instrument No. ~~2016-002464~~. The property covered by said Deed of Trust and Modification of Trust Deed is briefly described as follows:

Lots 7 and 8, Block 63, LAKEVIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is \$69,266.93. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9, AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF

07

THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Date: August 26, 2020,

Michal Kawka
Michal Kawka, Assignor

Aine Kawka
Aine Kawka, Assignor

X Nicole Carroll Gould
Assignee and Grantor

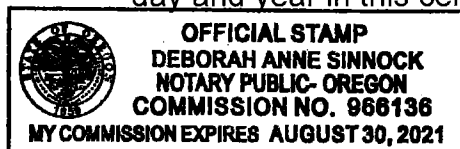
X Austin Perkey
Assignee and Grantor

X Wendy J. Spencer DMD
Wendy J. Spencer, DMD
Beneficiary

State of Oregon) ss
County of Klamath)

On this 26th day of Aug., 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Michal Kawka and Aine Kawka, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledge to me that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Deborah Anne Sinnock
Notary Public for Oregon
My Commission Expires: 8/30/21

On this ____ day of _____, 2020, before me, _____ a Notary Public in and for said state, personally appeared Nicole Carroll Gould and Austin Perkey, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledge to me that he/she/they executed the same.

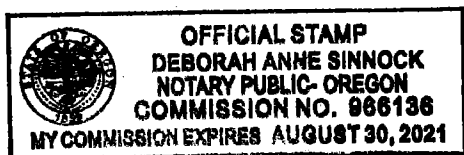
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Oregon
My Commission Expires: _____

On this 26th day of Aug., 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Wendy J. Spencer, DMD, known or

identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledge to me that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Deborah Anne Sinnock
Notary Public for Oregon
My Commission Expires: 8-30-21

THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

✓ Date: August 26, 2020,

Michal Kawka, Assignor

Nicole Carroll Gould
Nicole Carroll Gould
Assignee and Grantor

Aine Kawka, Assignor

Austin Perkey
Austin Perkey
Assignee and Grantor

Wendy J. Spencer, DMD
Beneficiary

State of Oregon) ss
County of Klamath)

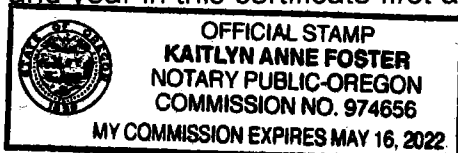
On this ____ day of _____, 2020, before me, _____ a Notary Public in and for said state, personally appeared ~~Michal Kawka and Aine Kawka~~, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledge to me that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Oregon
My Commission Expires: _____

On this 26 day of August, 2020, before me, Kaitlyn Foster a Notary Public in and for said state, personally appeared Nicole Carroll Gould and Austin Perkey, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledge to me that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



K. Foster
Notary Public for Oregon
My Commission Expires: 5-16-2022

On this ____ day of _____, 2020, before me, _____ a Notary Public in and for said state, personally appeared Wendy J. Spencer, DMD, known or