

2020-016050

Klamath County, Oregon

12/09/2020 11:50:02 AM

Fee: \$92.00

RECORDATION REQUESTED BY:

First Community Credit Union
200 N. Adams
Coquille, OR 97423

WHEN RECORDED MAIL TO:

First Community Credit Union
200 N. Adams
Coquille, OR 97423

SEND TAX NOTICES TO:

Galvin's AMC Rambler Parts, Inc.
552 S. 5th Street
Klamath Falls, OR 97601

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated May 2, 2019, is made and executed between Benjamin Galvin ("Grantor") and First Community Credit Union, whose address is 200 N. Adams, Coquille, OR 97423 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated May 2, 2019 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Deed of Trust dated May 2, 2019 recorded in Klamath County, Oregon on May 14, 2019 with recording number 2019-005347.

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 522 South 5th Street, Klamath Falls, OR 97601. The Real Property tax identification number is R477433.

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

Workout Change in Terms to resolve LOC (156) default and changing the maturity date to December 1, 2035.

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 MAY 2, 2019.

GRANTOR:

GALVIN'S AMC RAMBLER PARTS, INC.

By: Benjamin Galvin President
Benjamin Galvin, President of Galvin's AMC Rambler Parts, Inc.

LENDER:

FIRST COMMUNITY CREDIT UNION

X [Signature]
Authorized Officer

MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 2059390-156

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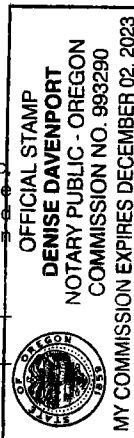
CORPORATE ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Klamath) SS
)

On this 27th day of November, 20 20, before me, the undersigned Notary Public, personally appeared Benjamin Galvin, President of Galvin's AMC Rambler Parts, Inc., and known to me to be an authorized agent of the corporation that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By Denise Davenport
Notary Public in and for the State of Oregon

Residing at Klamath Falls OR
My commission expires 12.2.2023



LENDER ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS
)

On this _____ day of _____, 20 _____, before me, the undersigned Notary Public, personally appeared _____ and known to me to be the _____, authorized agent for **First Community Credit Union** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **First Community Credit Union**, duly authorized by **First Community Credit Union** 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 **First Community Credit Union**.

By _____
Notary Public in and for the State of _____

Residing at _____
My commission expires _____

EXHIBIT "A"

279550AM

Lots 1 through 10, inclusive, in Block 98 of KLAMATH 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.

TOGETHER WITH the alley vacated by Ordinance No. 5599, recorded February 9, 1968 in Volume M68, page 1069, Microfilm Records of Klamath County, Oregon, which inured thereto by operation of law.