

2022-008483

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

Mika N. Blain
Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601



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07/12/2022 01:07:56 PM

Fee: \$97.00

MODIFICATION OF PROMISSORY NOTE AND TRUST DEED

A. **Parties.** The parties to this agreement, collectively referred to as "the Parties," are as follows:

- (i) "Beneficiary" means Richard A. Valentine and Cheryl L. Valentine.
- (ii) "Borrower" means Crystal McMahon, Marko Bey, and Esther Forbyn.

B. **Trust Deed and Promissory Note.** "Trust Deed" means that certain Trust Deed dated April 18, 2013 and recorded on May 2, 2013 as Document No. 2013-04673 of the Mortgage Records of the Clerk of Klamath County, Oregon, from Crystal McMahon, Marko Bey, and Esther Forbyn, Grantor, to First American Title Company as Trustee, securing Richard A. Valentine and Cheryl L. Valentine, husband and wife, Beneficiary, in the face amount of \$35,000.00. "Promissory Note" means the Promissory Note secured by the Trust Deed.

C. **Property.** "The Property" means the property encumbered by the Trust Deed, more particularly described as follows:

The E ½ NW ¼, N ½ S ½ NE ¼ SW ¼, and the N ½ NE ¼ SW ¼ in Section 13, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Assessors Parcel No. R-3512-01300-01200 and Tax Identification No. 291678

D. **Purpose.** The parties have agreed to modify the Trust Deed and Promissory Note using this instrument.

AGREEMENT

1. **Consideration.** The consideration for this Agreement is good and valuable consideration.

2. **Modification.** The Parties hereby agree and declare that the Trust Deed secures the performance of each agreement of Borrower contained in the Trust Deed and Promissory Note as modified by the terms of this Agreement, as follows:

(i) For valuable consideration, Borrower Esther Forbyn has sold and transferred her one-third undivided interest in the real property described above to the other Borrowers, Crystal McMahon and Marko Bey; and

(ii) The parties agree that the date when the entire balance of principal and interest and any charges that have accrued shall be due and payable is extended to May 1, 2024.

3. **No Other Changes.** All of the original terms and provisions of the Promissory Note and the Trust Deed remain in full force and effect, except insofar as expressly modified by this Agreement.

4. **Effective Date.** The effective date of this Agreement is _____, 2022.

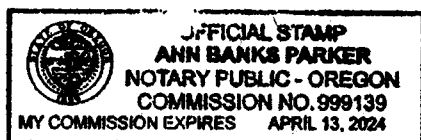
5. **Duplicate Originals.** This Agreement shall be executed in duplicate and one original shall be attached to the Promissory Note, and one original shall be recorded in the mortgage records of the Clerk of Klamath County, Oregon.

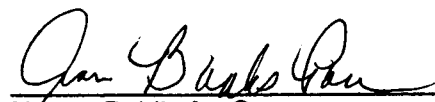

Richard A. Valentine, Beneficiary


Cheryl L. Valentine, Beneficiary

STATE OF OREGON, County of COOS) ss.

This instrument was acknowledged before me this 17th day of June ^{abv} ~~May~~ 2022, by Richard A. Valentine and Cheryl L. Valentine.

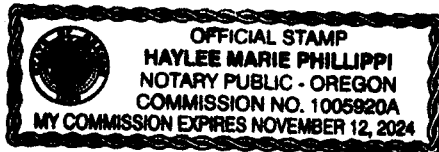



Notary Public for Oregon
My Commission Expires: April 13, 2024

Crystal McMahon
Crystal McMahon, Borrower

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 14 day of ^{June} May 2022, by Crystal McMahon.

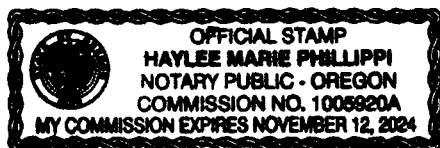


H. Phillippi
Notary Public for Oregon
My Commission Expires: November 12, 2024

Marko Bey
Marko Bey, Borrower

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 14 day of ^{JUNE} May 2022, by Marko Bey.



H. Phillippi
Notary Public for Oregon
My Commission Expires: November 12, 2024

Esther Forbyn, Borrower

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me this _____ day of May 2022, by Esther Forbyn.

Notary Public for Oregon
My Commission Expires: _____

Crystal McMahon, Borrower

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this _____ day of May 2022, by Crystal McMahon.

Notary Public for Oregon

My Commission Expires: _____

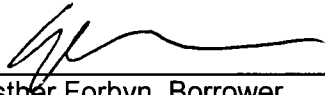
Marko Bey, Borrower

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me this _____ day of May 2022, by Marko Bey.

Notary Public for Oregon

My Commission Expires: _____



Esther Forbyn, Borrower

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me this 17 day of June 2022, by Esther Forbyn.



Notary Public for Oregon

My Commission Expires: 11/18/2025

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