

2023-004889

Klamath County, Oregon



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06/26/2023 11:52:07 AM

Fee: \$92.00

After Recording Return To:
Law Office of Jered Reid, LLC
545 NE Seventh Street
Prineville, OR 97754

MODIFICATION OF PROMISSORY NOTE AND TRUST DEED

THIS MODIFICATION of Promissory Note and Trust Deed is made effective June 19, 2023, by and between **Eleanor R. Boshuizen** (hereafter "Grantor") and **Jered Reid, OSB #112155** (hereafter "Trustee") and **Jordan Simmons**, as Beneficiary (hereafter "Beneficiary").

RECITALS:

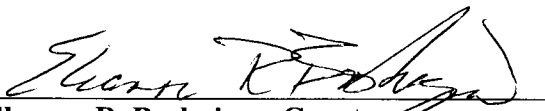
- A. On March 21, 2003, **Jan Boshuizen and Eleanor R. Boshuizen**, husband and wife ("Grantor"), executed a Promissory Note in the principal amount of \$29,000.00 payable to **Jordan Simmons** (hereafter the "Note").
- B. To secure payment of the Note, on March 21, 2003:
- i. Jan Boshuizen and Eleanor R. Boshuizen executed a Trust Deed, which was recorded on March 21, 2003, as Instrument No. 17113-115, records of Klamath County, Oregon (hereafter the "Trust Deed"); and
- The Trust Deed granted a security interest in real property in Klamath County, Oregon, described on the respective Trust Deed.
- C. Per the Note, the unpaid balance was to be paid in monthly installments of not less than \$450.00 each including interest at the rate of twelve percent (12%) per annum on the unpaid balance.
- D. The entire loan amount including principal, interest, and the late payment fees were to be paid in full on November 5, 2011.
- E. The parties desire to modify the Note, and the Trust Deed to document the extension of the entire loan amount including principal, interest, and late payment fees to be paid in full on May 5, 2028.
- F. The parties desire to modify the Note, and the Trust Deed to document the decrease in the interest rate to ten percent (10%) per annum on the unpaid balance.

G. Jan Boshuizen is now deceased, and a Death Certificate has been recorded with the Klamath County Clerk.

H. Beneficiary has executed an Appointment of Successor Trustee naming Jered Reid, OSB #112155 as Successor Trustee.

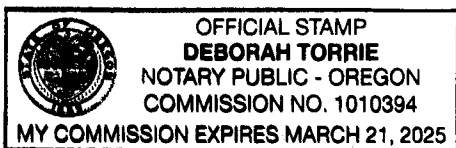
BASED UPON the above premises and in consideration of the following covenants, the parties agree as follows:

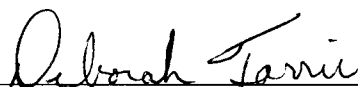
1. Jordan Simmons will pay for the expenses of documentation and recording of this Modification of Promissory Note and Trust Deed.
2. The Note and Trust Deed are modified in the following respects:
 - a. The principal balance of the Note is \$22,046.98 as of May 18, 2023.
 - b. Eleanor R. Boshuizen owes interest at the rate stated in this Modification of Promissory Note and Trust Deed on \$22,046.98 from May 19, 2023, through May 5, 2028.
 - c. The monthly Note payments shall remain the same.
3. The Trust Deed is amended to reflect the balance owing of \$22,046.98.
4. In all other respects the Note, and the Trust Deed shall remain in full force and effect.

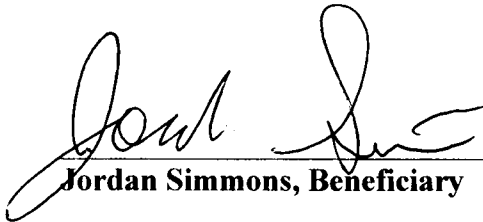

Eleanor R. Boshuizen, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named Eleanor R. Boshuizen and acknowledged the foregoing instrument to be her voluntary act and deed, before me this 9th day of June, 2023.

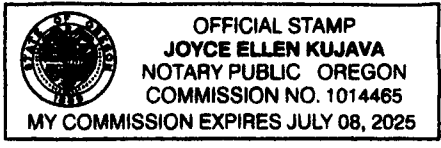


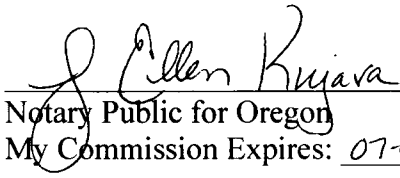

Notary Public for Oregon
My Commission Expires: March 21st 2025


Jordan Simmons, Beneficiary

STATE OF OREGON)
) ss.
County of Crook)

Personally appeared the above named Jordan Simmons and acknowledged the foregoing instrument to be his voluntary act and deed, before me this 22nd day of June, 2023.




Notary Public for Oregon
My Commission Expires: 07-08-2025