

2023-006433

Klamath County, Oregon

07/31/2023 11:39:02 AM

Fee: \$92.00

RECORDATION REQUESTED BY:

Cornerstone Bank
Fargo Main Office
2280 45th St S
Fargo, ND 58104

WHEN RECORDED MAIL TO:

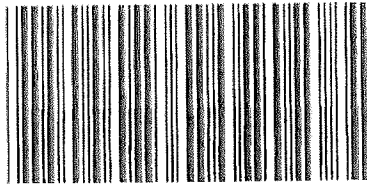
Cornerstone Bank
Fargo Main Office
2280 45th St S
Fargo, ND 58104

SEND TAX NOTICES TO:

BASIN MEDIACTIVE, LLC
136 CENTRAL AVENUE NORTH
VALLEY CITY, ND 58072

FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE



HLP0253

THIS MODIFICATION OF MORTGAGE dated July 19, 2023, is made and executed between **BASIN MEDIACTIVE, LLC**, An Oregon Limited Liability Company, whose address is 404 MAIN ST STE 4, KLAMATH FALLS, OR 97601 (referred to below as "Grantor") and Cornerstone Bank, whose address is 2280 45th St S, Fargo, ND 58104 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 13, 2018 (the "Mortgage") which has been recorded in KLAMATH County, State of Oregon, as follows:

A Mortgage recorded May 29, 2018 as Document No. 2018-006468, in the Office of the Klamath County Recorder.

REAL PROPERTY DESCRIPTION. The Mortgage 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 RAWLAND LOCATED IN KLAMATH FALLS, OR 97601. The Real Property tax identification number is R-3809-031DD-00500-000; R-3809-031DD-00300-000; R-3809-031DD-00900-000; R-3809-031DD-00100-000.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

The "Note" paragraph in the Mortgage dated March 13, 2018, shall be modified as follows:

The word "**Note**" means Promissory Note dated July 19, 2023, in the original principal amount of \$250,326.33 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the Promissory Note or Agreement. The Maturity date of this Mortgage is July 19, 2028.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage 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 Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers 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 Mortgage 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.

MODIFICATION OF MORTGAGE
(Continued)

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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 19, 2023.

GRANTOR:

BASIN MEDIACTIVE, LLC

By: TOR H INGSTAD, Member of BASIN MEDIACTIVE, LLC

By: STACY L INGSTAD, Member of BASIN MEDIACTIVE, LLC

LENDER:

CORNERSTONE BANK

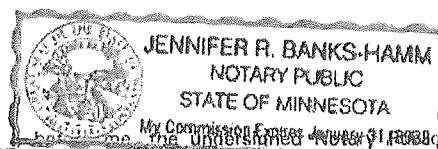
X RYAN GRUSSING, SVP BUSINESS BANKING

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Minnesota

COUNTY OF Hennepin

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On this 27th day of July, 2023,
personally appeared TOR H INGSTAD, Member of BASIN MEDIACTIVE, LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, 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 limited liability company.

By J. Hamm
Notary Public in and for the State of Minnesota

Residing at St Louis Park
My commission expires 1-27-2027

MODIFICATION OF MORTGAGE
(Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF North Dakota

COUNTY OF Barnes

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) SS
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REAGAN INGSTAD
Notary Public
State of North Dakota
My Commission Expires December 30, 2024

On this 27th day of JULY, 20 23, before me, the undersigned Notary Public, personally appeared STACY L INGSTAD, Member of BASIN MEDIACTIVE, LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, 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 limited liability company.

By Reagan Ingstad
Notary Public in and for the State of NORTH DAKOTA

Residing at Valley City
My commission expires December 30, 2024

LENDER ACKNOWLEDGMENT

STATE OF ND

COUNTY OF Cass

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MORGAN ANDERSON
Notary Public
State of North Dakota
My Commission Expires Sept. 5, 2026

On this 31 day of July, 20 23, before me, the undersigned Notary Public, personally appeared RYAN GRUSSING and known to me to be the SVP BUSINESS BANKING, authorized agent for Cornerstone Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Cornerstone Bank, duly authorized by Cornerstone 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 Cornerstone Bank.

By Morgan Anderson
Notary Public in and for the State of ND

Residing at Fargo
My commission expires 9-5-2026