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08/31/2023 11:54:23 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Stout Law LLC
215 Laurel Street
Medford, OR 97501

MODIFICATION OF NOTE AND TRUST DEED

THIS MODIFICATION OF NOTE AND TRUST DEED ("Agreement") is made and executed by and among Fredy Enrique ("Grantor") and Jennifer Schlecht ("Beneficiary").

WHEREAS, Grantor executed a Trust Deed in favor of Beneficiary, which was recorded on November 19, 2021, in the Klamath County Official Records as Document No. 2021-017396 and re-recorded on December 1, 2021, as Document No. 2021-017863 (the "Trust Deed").

WHEREAS, on or about November 17, 2021, Grantor executed an installment note in the amount of \$244,000.00 payable to Beneficiary (the "Note"). Beneficiary is currently the sole holder and beneficiary of the Note and Trust Deed.

WHEREAS, Grantor and Beneficiary desire to modify the Note and Trust Deed as set forth in this Agreement.

THEREFORE, in consideration of the above recitals, and for other good and valuable consideration, the parties hereby modify the Note and Trust Deed in the following respects:

1. The principal amount outstanding on the Note and Trust Deed is \$91,000.00 accruing simple interest at 23.0%. The effective date that the interest began to run on the \$91,000.00 is July 29, 2023.
2. The principal balance on the Note shall be amortized over 60 months and paid in equal monthly installments of not less than \$2,565.33. The first payment under the Note, as modified by this Agreement, is due August 29, 2023.
3. The maturity date for the final payment of principal and interest under the Note and Trust Deed is July 29, 2028.
4. In the event Grantor does not pay the monthly installment amount of \$2,565.33 within 15 days of the due date, Grantor shall owe a late fee in the amount of 5% of the principal and interest of the delinquent periodic installment, which is equal to \$128.26. Any subsequent

payments will first be credited towards accrued interest and late charges, and then to the underlying principal amount owed under the Note.

5. Except as expressly modified in this Agreement, the terms of the original Note and Trust Deed shall remain unchanged and in full force and effect.


6. This Modification of Note and Trust Deed may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same instrument.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have executed this MODIFICATION OF NOTE AND TRUST DEED as of the date set forth below.

GRANTOR:


Date: August 24, 2023


Fredy Enrique

STATE OF: Oregon)
) ss.
County of: Jackson)

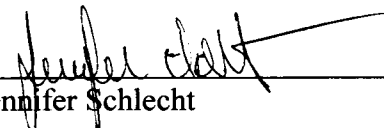
On this 24 day of August, 2023, Fredy Enrique personally appeared in the above-named matter and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public for: Oregon
My commission expires: 04/08/2025

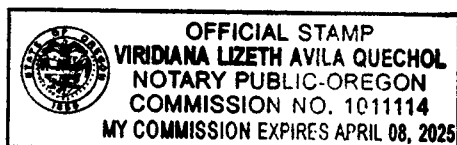
BENEFICIARY:


Date: 8/24/23, 2023


Jennifer Schlecht

STATE OF: Oregon)
) ss.
County of: Jackson)

On this 24 day of August, 2023, Jennifer Schlecht personally appeared in the above-named matter and acknowledged the foregoing instrument to be her voluntary act and deed.




Notary Public for: Oregon
My commission expires: 04/08/2025