

Returned at Counter
Ilene Uyesugi

2024-002279

Klamath County, Oregon



00326494202400022790030036

03/26/2024 01:00:37 PM

Fee: \$92.00

Order No.
After Recording Return To: Pacific Trust Deed Servicing Co., Inc. PO Box 697 Grants Pass, OR 97528
Name, Address, Zip
Until a change is requested send all tax statements to: (Same as Above)
Name, Address Zip

SPACE ABOVE RESERVED FOR
RECORDER'S USE

Map/Tax Lot # R-3809-029CD-03700-000 and R-3809-029CD-03600-000

MODIFIED TRUST DEED AND INSTALLMENT NOTE

(Assignment Restricted)

This MODIFIED TRUST DEED AND INSTALLMENT NOTE, made this 25 day of March, 2024, between Brady Jackson Smith, as GRANTOR, and First American Title Company of Oregon, as TRUSTEE, and Kazuya and Ilene E Uyesugi, as tenants by the entirety, 1230 Blewett Ave, San Jose, CA 95125, as BENEFICIARY, is made for the purpose of modifying and revising the original Trust Deed recorded on May 9, 2014 as document number 2014-004850 ("Deed") and associated Installment Note ("Note") (collectively "Agreements") executed by the same parties on May 5, 2014 in regards to certain real property in the County of Klamath, State of Oregon, described as follows:

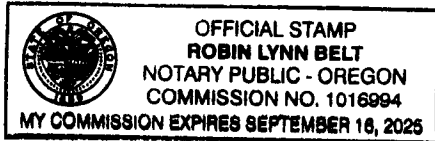
Lots 9 and 10 in Block 19 of FIRST ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Said Agreements are hereby modified as follows:

- 1) The remaining principal balance shall increase from \$65,488.00 to \$66,063.00, which new balance includes the legal and administrative fees for extending the maturity date of the loan.
- 2) **The new payment terms for the Note are as follows:** All Principal and Interest is due in 93 equal monthly installments of \$901.64, beginning April 1, 2024, and thereafter on the 1st day of each month, with a final 94th payment of \$542.25. Each payment will be applied first to accrued interest and then to Principal.
- 3) Grantor shall hereafter pay the full monthly servicing fee to Pacific Trust Deed Service Co. Inc., which has been increased to \$17 per month, in addition to the estimated reserve for property taxes and Principal and Interest payments.
- 4) The due date for final payment of the Installment Note shall be extended from May 7, 2024 to January 1, 2032, if not paid sooner.

Any provisions contained in the Agreements that need to be modified to reflect these changes are hereby modified. All other provisions in the Agreements shall remain in full force and effect.

WITNESS the hand of said Grantor, this 26th day of March, 2024.



BTS Brady Jackson Smith
Brady Jackson Smith
Brady Jackson Smith

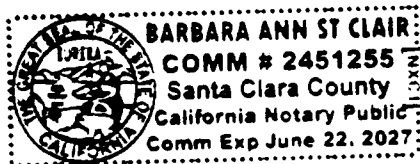
State of Oregon)

County of Klamath)

This instrument was acknowledged before me on this 26th day of March, 2024 by Brady Jackson Smith.

Robin Lynn Belt
_____, Notary Public for Oregon
My commission expires: 9/16/2025

WITNESS the hand of said Beneficiary, this 25 day of MARCH, 2024.



Kazuya Uyesugi
Kazuya Uyesugi

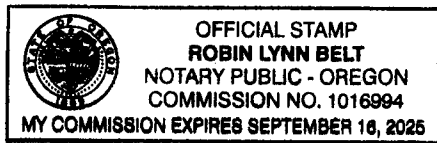
State of CALIFORNIA)

County of Santa Clara)

This instrument was acknowledged before me on this 25 day of MARCH, 2024 by Kazuya Uyesugi.

Barbara St Clair
_____, Notary Public for Oregon CALIFORNIA
My commission expires: June 22, 2027

WITNESS the hand of said Beneficiary, this 21th day of March 2024.



Ilene E Uyesugi
Ilene E Uyesugi

State of Oregon)
County of Klamath)

This instrument was acknowledged before me on this 21th day of March, 2024 by Ilene E Uyesugi.

Robin Lynn Belt
_____, Notary Public for Oregon

My commission expires: 9/18/2025
RB
3/24/2024