

**2024-004942**

**Klamath County, Oregon**



00329754202400049420030036

06/18/2024 01:08:37 PM

Fee: \$92.00

**RECORDATION REQUESTED BY:**

Banner Bank  
Galt Branch  
701 C Street  
Galt, CA 95632-1900

**WHEN RECORDED MAIL TO:**

Banner Bank  
Spokane Loan Operations  
110 S. Ferrall Street  
Spokane, WA 99202

**SEND TAX NOTICES TO:**

Justin T Imperato  
8722 Sparta Lane  
Wilton, CA 95693

**FOR RECORDER'S USE ONLY**

**MODIFICATION OF DEED OF TRUST**

**THIS MODIFICATION OF DEED OF TRUST** dated May 23, 2024, is made and executed between Justin Imperato ("Grantor") and Banner Bank, whose address is Galt Branch, 701 C Street, Galt, CA 95632-1900 ("Lender").

**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated June 18, 2019 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

**Recorded on June 26, 2019 in Klamath County, State of Oregon under Auditor's File No. 2019-007187.**

**REAL PROPERTY DESCRIPTION.** The Deed of Trust covers the following described real property located in Klamath County, State of Oregon:

Beginning at the rock and iron pin which mark the quarter Section corner common to Sections 19 and 20 of Township 39 South, Range 10 East of the Willamette Meridian, in Klamath County and running thence; South 0° 11' West along the Section line common to said Sections 19 and 20 a distance of 812 feet to the North right of way line of the U.S.R.S. Drain mentioned on Page 4 Volume 46, Deed Records of Klamath County; thence North 87° 50' West following the Northerly right of way line of the above mentioned U.S.R.S. Drain a distance of 1769.7 feet to an iron pin; thence continuing along the Northerly right of way line of the U.S.R.S. Drain North 81° 56' West a distance of 307.5 feet, more or less, to an iron pin which lies on the Easterly right of way line of the 40 foot strip lying East of the "C" Canal right of way, mentioned on Page 589, Volume 54, Deed Records of Klamath County; thence North 14° 15' East along the Easterly line of this 40 foot strip a distance of 741.4 feet to a point on the East-West quarter line of Section 19; thence South 89° 30' East along the East-West quarter line of Section 19 a distance of 1893 feet, more or less to the point of beginning, being in the SE1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The Real Property or its address is commonly known as 7010 Reeder Road, Klamath Falls, OR 97603. The Real Property tax identification number is Code No. 170 Account No. R598534 Map No. R-3910-019D0-00100-000.

**MODIFICATION.** Lender and Grantor hereby modify the Deed of Trust as follows:

**Extend Maturity Date to June 15, 2029.**

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust 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 Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all

**MODIFICATION OF DEED OF TRUST  
(Continued)**


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parties to the Deed of Trust and all parties, makers and endorser 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 Deed of Trust 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.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED MAY 23, 2024.**

**GRANTOR:**

X   
Justin T Imperato

**LENDER:**

**BANNER BANK**

X   
Authorized Officer

MODIFICATION OF DEED OF TRUST  
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF California )  
 ) SS  
COUNTY OF Sacramento )

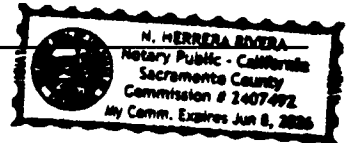
On this day before me, the undersigned Notary Public, personally appeared **Justin T Imperato**, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 7th day of June, 2024.

By N. Herrera Rivera Residing at 701 C. St. Galt, CA

Notary Public in and for the State of CA My commission expires 6/8/2026

LENDER ACKNOWLEDGMENT



STATE OF California )  
 ) SS  
COUNTY OF Sacramento )

On this 7th day of June, 2024, before me, the undersigned Notary Public, personally appeared MARCO LAWRENCE and known to me to be the \_\_\_\_\_, authorized agent for **Banner Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Banner Bank**, duly authorized by **Banner 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 **Banner Bank**.

By N. Herrera Rivera Residing at 701 C St. Galt, CA

Notary Public in and for the State of CA My commission expires 6/8/26

