

2024-006898

Klamath County, Oregon

08/08/2024 08:51:02 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

Pacific Crest Federal Credit Union PO Box 1179 Klamath Falls, OR 97601

This Space Provided for Recorder's Use

MODIFICATION OF DEED OF TRUST

Grantor(s):

Donald W. Downing

Grantee:

Pacific Crest Federal Credit Union (Beneficiary)

Legal Description:

Parcel 1:

The East 35 feet of Lot 10 in Block 218 of MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING therefrom that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission by Deed Volume 146 page 51, records of Klamath County, Oregon.

Parcel 2:

Lots 11 and 12 in Block 218 of MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING therefrom that portion conveyed to the State of Oregon, by and through its State Highway Commission by Deed Volume 158 page 407, records of Klamath County, Oregon.

Parcel 3:

Lots 13 in Block 218 of MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING therefrom that portion conveyed to the State of Oregon, by and through its State Highway commission by Deed Volume 184 page 167, records of Klamath County, Oregon.

Assessor's Property Tax Parcel or Account No.: R633112, R633121, R633130

On or about July 24,2019 Grantor(s) executed and delivered to Grantee (also referred to as "Lender") a Deed of Trust encumbering the real property described above.

This Deed of Trust was recorded on July 24, 2019 at 2:25:28 PM in the records of Klamath County, Oregon. The Deed of Trust secures a Promissory Note and/or Loan Agreement ("Loan Agreement") in the original principal amount of \$200,000. Instrument #2019-008364

MODIFICATION. Grantor(s) and Lender hereby modify the Deed of Trust as follows:

Maturity Date. The maturity date of the loan secured by the Deed of Trust is extended to August 1, 2034.

CONTINUING VALIDITY. Except as modified above, the terms of the original Deed of Trust 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 Loan Agreement. It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers, and endorsers to the Loan Agreement, including accommodation parties, unless a party is expressly released by Lender in writing. 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.

DATED this 7th day of August, 2024.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION AGREEMENT AND AGREES TO ITS TERMS.	
GRANTOR(S): Donald W. Downing	GRANTEE: PACIFIC CREST FEDERAL CREDIT UNION
By: Donald W. Downing	By: Brooke Kliewer
STATE OF Oregon)) ss.	
County of <u>Klamath</u>)	
This record was acknowledged before me on	, 2024 by Donald W.
OFFICIAL STAMP REBEKAH ANN BEGER NOTARY PUBLIC - OREGON COMMISSION NO. 1037692 MY COMMISSION EXPIRES JUNE 15, 2027	Notary Public for Charge My Commission Expires: (e. 15.2)
STATE OF Oregon)) ss. County of <u>Klamath</u>)	
This record was acknowledged before me on Commercial Lender of Pacific Crest Federal Credit L	nion. , 2024 by Brooke Kliewer as
OFFICIAL STAMP REBEKAH ANN BEGER NOTARY PUBLIC - OREGON COMMISSION NO. 1037692 MY COMMISSION EXPIRES JUNE 15, 2027	Notary Public for _022000 My Commission Expires: (0.15.27

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