

2025-000763

Klamath County, Oregon

02/05/2025 10:18:04 AM

Fee: \$92.00

RECORDATION REQUESTED BY:

Washington Federal Bank
425 Pike Street
Seattle, WA 98101

WHEN RECORDED MAIL TO:

Washington Federal Bank
425 Pike Street
Seattle, WA 98101

SEND TAX NOTICES TO:

Washington Federal Bank
425 Pike Street
Seattle, WA 98101

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated January 29, 2025, is made and executed between Mark A. Campbell ("Grantor") and Washington Federal Bank, whose address is 425 Pike Street, Seattle, WA 98101 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated April 17, 2024 (the "Deed of Trust") which has been recorded in Klamath County, State of Oregon, as follows:

Recorded April 23, 2024 under Recording No. 2024-003084.

REAL PROPERTY DESCRIPTION. The Deed of Trust 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 7512 Yonna Drive, Bonanza, OR 97623. The Real Property tax identification number is 873827.

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

The credit limit for the revolving line of credit is hereby increased to \$2,000,000.00.

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 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.

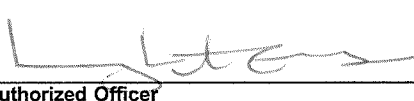
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED JANUARY 29, 2025.

GRANTOR:

X 
Mark A. Campbell

LENDER:

WASHINGTON FEDERAL BANK

X 
Authorized Officer

MODIFICATION OF DEED OF TRUST
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

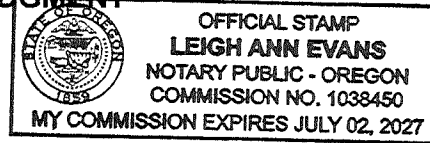
STATE OF Oregon

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COUNTY OF Klamath

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On this day before me, the undersigned Notary Public, personally appeared Mark A. Campbell, 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 31st day of January, 2025.

By [Signature]

Residing at 18862 Westside Rd. Lakeview, OR

Notary Public in and for the State of Oregon

My commission expires July 2, 2027

LENDER ACKNOWLEDGMENT

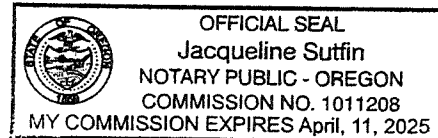
STATE OF Oregon

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COUNTY OF Klamath

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On this 31st day of January, 2025, before me, the undersigned Notary Public, personally appeared Leigh Ann Evans and known to me to be the SVP, authorized agent for Washington Federal Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Washington Federal Bank, duly authorized by Washington Federal 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 Washington Federal Bank.

By [Signature]

Residing at Lakeview, OR

Notary Public in and for the State of Oregon

My commission expires April, 11 2025

Exhibit A

A portion of Government Lot 2 in Section 7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at the Northeast corner of said Lot 2; thence Southerly along the East line of said Government Lot 2 a distance of 700.0 feet; thence Westerly and parallel with the North line of said Government Lot 2 a distance of 500.0 feet; thence Northerly and parallel with the East line of said Government Lot 2 a distance of 700 feet to the North line of said Government Lot 2; thence Easterly along the North line of said Government Lot 2 a distance of 500.0 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within Yonna Drive.