

Prepared by:
SNAPDOCS SUPPORT
SNAPDOCS
100 MONTGOMERY STREET, SUITE 2400
SAN FRANCISCO, CA 94104
833-762-7362

Recording Requested By and Return To:
AMERICAN FINANCIAL RESOURCES, LLC
ATTENTION: POST CLOSING
8 CAMPUS DRIVE, SUITE 401
PARSIPPANY, NJ 07054

Grantor(s) Name(s) and Address:
SANDRA MARIE HARGROVE, 30707 RIVER BEND ROAD,
CHILOQUIN, OR 97624

[Space Above This Line For Recording Data]

Original Principal Amount: \$461,317.00

Modified Principal Amount: \$461,317.00
Modified Interest Bearing Amount: \$461,317.00

LOAN MODIFICATION AGREEMENT (Providing for Fixed Interest Rate)

VA Case Number: 48-48-6-0578327

Loan No: 92502146
MIN: 1003363-0002396678-8

This Loan Modification Agreement ("Agreement"), made this 26th day of September, 2025, between SANDRA MARIE HARGROVE, whose address is 30707 RIVER BEND ROAD, CHILOQUIN, OR 97624 ("Borrower") and AMERICAN FINANCIAL RESOURCES, LLC, whose address is 8 CAMPUS DRIVE, SUITE 401, PARSIPPANY, NJ 07054 ("Lender"), and Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated Nominee for Lender, beneficiary of the Security Instrument, its successors and assigns. This Agreement amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated June 11, 2025 and recorded in 2025-004525

, of the Official Records of the County Recorder's or Clerk's Office of the County of Klamath, Oregon and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at

30707 RIVER BEND ROAD, CHILOQUIN, OR 97624
(Property Address)

the real property described being set forth as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

SUBJECT PROPERTY ADDRESS HAS BEEN UPDATED FROM 1 RIVER BEND ROAD LOT 700, CHILOQUIN, OR 97624 TO 30707 RIVER BEND ROAD, CHILOQUIN, OR 97624.

MANUFACTURED HOME DETAILS

MAKE: CLAYTON

MODEL: 55TMP28563CH25

YEAR: 2025

LXW: 56X27

SERIAL #: HER034907OR-ABAC

HUD LABEL: NTA2335555, NTA2335556

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of **September 26, 2025**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$461,317.00**, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.
2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of **6.500%**, from **September 26, 2025**. Borrower promises to make monthly payments of principal and interest of U.S. **\$2,923.81**, beginning on the **1st day of November, 2025**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of **6.500%** will remain in effect until principal and interest are paid in full. If on **July 1, 2055** (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.
3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:

- (a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and
- (b) all terms and provisions of any adjustable-rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

5. Borrower understands and agrees that:

- (a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.
- (b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.
- (c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.
- (d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.
- (e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.
- (f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to: (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the

Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging .

(g) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is the designated Nominee for Lender and Lender's successors and assigns and is acting solely for Lender. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Unofficial
Copy

Sandra Marie Hargrove (Seal)
SANDRA MARIE
HARGROVE
-Borrower

State of Oregon §
County of Klamath §

This record was acknowledged before me on September 25, 2025 by
SANDRA MARIE HARGROVE.

[Seal]

Lisa Legget-Weatherby
Notary Public
Lisa Legget-Weatherby
(Printed Name)

My commission expires: 9/27/2027

Title of office: Notary Public for Oregon



Unofficial
Copy

AMERICAN FINANCIAL RESOURCES, LLC

Lender

(Seal)

By: Frankie Henderson

Title: Sr. Vice President

10-1-2025

Date of Lender's Signature

State of New Jersey \$
Commonwealth of New Jersey \$
County of Morris \$

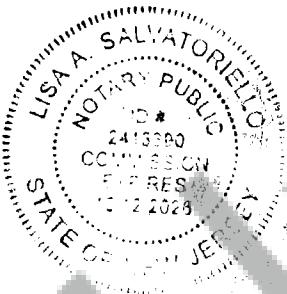
The foregoing instrument was acknowledged before me this

October 1, 2025 by Frankie Henderson,

Notary Public of **AMERICAN FINANCIAL RESOURCES, LLC**, a DELAWARE Limited
Liability Company, on behalf of the Limited Liability Company.

This notarial act was performed: in person remote notarization.

[Seal]



Lisa A. Salvatoriello
Lisa A. Salvatoriello
(Printed Name)

My commission expires: 10-12-2026

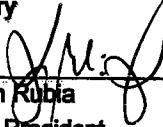
Title or Rank: Notary Public

Notary Registration Number: 2413390

Lisa A. Salvatoriello
NOTARY PUBLIC
State of New Jersey
ID # 2413390
My Commission Expires 10/12/2026

Mortgage Electronic Registration Systems,
Inc., as Beneficiary, as nominee for
AMERICAN FINANCIAL RESOURCES, LLC,
its successors and assigns

Beneficiary


By: Jopeth Rubia

Title: Vice President

(Seal)

10-1-2025

Date of Beneficiary's Signature

Unofficial
Copy

State of New Jersey
County of Morris

§

§

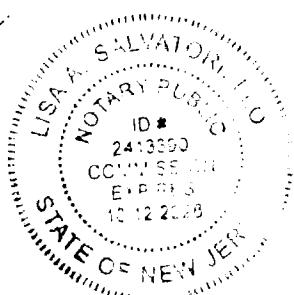
This record was acknowledged before me on October 1, 2025 by
Debrah Kurna as Vice President of Mortgage Electronic Registration
Systems, Inc.

[Seal]

Lisa A. Salvatoriello
Lisa A. Salvatoriello
(Printed Name)

Notary Public

My commission expires: 10/12/2026
Title of office: Notary Public



Lisa A. Salvatoriello
NOTARY PUBLIC
State of New Jersey
ID # 2413390
My Commission Expires 10/12/2026

Loan No: 92502146

LEGAL DESCRIPTION

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

AALEGLDESS
Asurity.com

Page 1 of 1
Data ID: VNCSTG2

EXHIBIT "A"

PARCEL ONE

The N1/2 of Government Lot 32 in Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon

TOGETHER WITH an easement for ingress and egress as stipulated by Court Order entered September 14, 1984 in Klamath County Circuit Court Case No. 84000160CV

PARCEL TWO

Those portions of Government Lots 24 and 25 lying Southerly of the C Lateral Irrigation Canal in Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress as stipulated by Court Order entered September 14, 1984 in Klamath County Circuit Court Case No. 84000160CV

*unofficial
copy*