

108421

BOOK 117 PAGE 119

MODIFICATION OF  
DEED OF TRUST  
OR MORTGAGE

17007102 11-30-84 12-2-89 23,000.00

References above to any particular loan or term do not limit the applicability of this modification agreement

Borrower: Donald W. Moser  
Marie Moser  
Box 264  
Carson, WA 98610Lender: KLICKITAT VALLEY BANK  
Box 279  
White Salmon, WA 986721. **DEED OF TRUST/MORTGAGE.** Borrower (who is either the grantor or mortgagor) and Lender (who is either the beneficiary or mortgagee) have entered into the following described deed of trust, mortgage or security instrument, hereinafter called the "Security Agreement" (complete as applicable):(a) Description: ☒ Deed of Trust ☐ Mortgage ☐ Other(b) Date of Security Agreement: 11-30-84(c) Date of Recording: 12-26-84(d) Recording Number: 98721(e) Book Number: 61 at Page: 27(f) State of: Washington(g) County of: Skamania(h) Recorded in the Office of: Skamania County Auditor2. **REAL PROPERTY DESCRIPTION.** The Security Agreement covers the following real property located in the above referenced county and state:

A tract of land located in the East half of the Northwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian. Also known as Lot 4 of Moser Acres Plat as filed in Book B of Plats, page 54, under Auditor's File No. 97779, records of Skamania County, Washington.

3. **MODIFICATION.** Borrower and Lender hereby modify the Security Agreement as follows (check and complete as applicable):☐ **Principal Balance Increase.** The principal amount secured by the Security Agreement is increased from \$ \_\_\_\_\_ to \$ \_\_\_\_\_☒ **Interest Rate.** The interest rate is changed from 14.75 % per annum to 11.50☐ **Extension.** The payment schedule has been extended and the new maturity date is now: \_\_\_\_\_☐ **Assumption.** The following person(s) or entity(s), hereinafter called the "Assuming Party", has assumed and is now liable for the indebtedness and obligations of Borrower under the Security Agreement:

(1) Name &amp; \_\_\_\_\_

Address: \_\_\_\_\_

☒ **Other:** Principal balance of \$19,999.06 to be paid as follows: 60 payments of \$441.41 beginning January 20, 1990 until December 20, 1994. Customer will pay interest of \$250.53; late charges of \$30.01; miscellaneous charges of \$9; fee of \$50; recording of \$6 for a total of \$345.54.4. **CONTINUING VALIDITY.** Except as modified above, all terms and conditions of the Security Agreement shall remain in full force and effect.This Modification of Deed of Trust or Mortgage is executed on December 11, 1989

KLICKITAT VALLEY BANK

Name of Lender

Donald W. Moser  
Donald W. Moser

Assuming Party

By Robert J. Semmens  
M. Fritchey  
Marie Moser

Marie MOSER

Assuming Party

## ACKNOWLEDGMENT OF LENDER

STATE OF WashingtonCounty of Klickitat12-15-89  
NotedRECEIVED FOR RECORD  
CLERK OF MT. ADAMS TITLE  
DEC 14 1 42 PM '89  
CARY OLSONOn this 11th day of December, 1989, before me, Bonita R. Welchpersonally appeared Mary Ann Fritchey and Robert J. Semmens to me known to be (or in California personally known to me or proved to me on the basis of satisfactory evidence to be) the Assistant Managers authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the true and voluntary act and deed of said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned and on oath stated that they he was authorized to execute said instrument and that the seal affixed is the corporate seal of said Lender.Residing at: White Salmon  
My Commission expires: 6-18-93By Bonita R. Welch  
Notary Public in and for the State of Washington

## ACKNOWLEDGMENT OF BORROWER / ASSUMING PARTY:

STATE OF WashingtonCounty of KlickitatOn this day personally appeared before me Donald W. and Marie Moser to be (or in California personally known to me or proved to me on the basis of satisfactory evidence to be) the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that they he signed the same as their and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 11th of December, 1989Residing at: White Salmon  
My Commission expires: 6-18-93By Bonita R. Welch  
Notary Public in and for the State of Washington