

61228  
64413

MT 7359

Vol. 79 Page 1431

SINGLE-FAMILY MORTGAGE PURCHASE PROGRAM

ADDENDUM TO SFMPP-9-A, FNMA/FHLMC, FHA OR VA DEED OF TRUST 6461

The rights and obligations of the parties to the attached Deed of Trust and the Note which is secured by the Deed of Trust are expressly made subject to this Addendum. In the event of any conflict between the provisions of this Addendum and the provisions of the Deed of Trust or Note, the provisions of this Addendum shall control.

1. The Borrower agrees that the Lender or its assignee may, at any time and without prior notice, increase the rate of interest charged on a loan evidenced by the Deed of Trust and Note to 12.0 % per annum, or accelerate all payments due under the Deed of Trust and Note and exercise any other remedy allowed by law for breach of the Deed of Trust or Note if:

a. The Borrower sells, rents or fails to occupy the Property as his or her permanent and primary residence; or

b. The Borrower fails to abide by the agreements contained in the Affidavit, or if the Lender or the Division (Housing Division, Department of Commerce, State of Oregon) finds any statement contained in the Affidavit to be untrue.

The Borrower understands that the agreements and statements of fact contained in the Affidavit are necessary conditions for the granting of this Loan, and that an increase in the interest rate of the Loan will result in an increase in the monthly payments required for this Loan.

2. The Borrower agrees that the Lender or its assignee may impose a late charge in the amount of four percent (4%) of each monthly payment of principal and interest which is more than fifteen (15) days delinquent. Late charges on FHA and VA insured loans shall be those established by the insuring agency.

3. The Borrower agrees that no Future Advances will be made under the Deed of Trust without the consent of the Oregon State Housing Division.

NOTICE TO BORROWER:

This document substantially modifies the terms of this Loan. Do not sign it unless you have read and understand it.

I hereby consent to the modifications of the terms of the Deed of Trust and Note which are contained in the Addendum.

Dated this 13th day of January, 19 79.

David P. Nelsen  
(Borrower)  
STATE OF OREGON )  
County of Jackson ) ss.

Frances D. Nelsen  
(Borrower)

On this 13th day of January, 19 79, personally appeared the above named David P. Nelsen & Frances D. Nelsen and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:



Brenda J. Jones  
Notary Public for Oregon  
My Commission expires: 10-9-81

After recording, mail to:

Mountain Title Co.  
25 N. Ivy

Medford, OR 97501  
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for recording on the 17th day of January A.D., 19 79 at 11:00 o'clock A and duly recorded in Vol. M79 of Mortgages on Page 1431.

FEE \$3.00

WM. D. MILNE, County Clerk  
By Bernetha Hetch Deputy

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8-13  
6462

STATE OF OREGON; COUNTY OF KLAMATH; SS. Mountain Title

Filed for record at request of Mountain Pacific  
 this 22nd day of March A. D. 1979 at 11:27 o'clock A.M., and  
6461 on Page  
Mortgages San Diego County

his 22nd day of March A. D. 19 at 6461  
 duly recorded in Vol. N79, of Mortgages on Page  
 Wm D. MILNE, County Clerk  
*J. H. Hirsch*

Mortgages

Wm D. MILNE, County Clerk

By Bernetha H. Hirsch

Fee \$6.00

By Derwetha [Signature]

Fee \$6.00

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RECEIVED  
JAN 10 1964  
U.S. DEPARTMENT OF AGRICULTURE  
WASHINGTON, D.C.

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