

ASSUMPTION AND MODIFICATION OF TRUST DEED

THIS AGREEMENT made by and between EDGAR J. BLODGETT and EVANGELINE F. BLODGETT, Husband and wife, hereinafter called "Blodgett" and PATRICK G. WARD, hereinafter called "Ward".

R E C I T A L S:

A. On June 13, 1977 Edward A. Medina and Rosemarie Medina, husband and wife, as Grantors, conveyed a Trust Deed to Willaim P. Brandsness as Trustee, and for the benefit of Blodgett, which Trust Deed was recorded on June 14, 1977, Book M-77, page 10386, records of Klamath County, Oregon.

B. Said Trust Deed provided, among other things, as follows: "It is understood and agreed that in the event the Grantors herein sell the above-described property the entire balance due hereunder, both principal and interest, shall be paid in full".

C. Ward has negotiated for the purchase of the property, which is subject to the Trust Deed from Edward A. Medina and Rosemarie Medina, and desires to assume said Trust Deed.

D. Blodgett is willing to allow Medina to assume said Trust Deed upon the following terms and conditions:

W I T N E S S E T H:

1. Ward hereby assumes the above-mentioned Trust Deed and agrees to pay the same, together with the note and agreement, which is the basis of the debt mentioned in the Trust Deed, according to the terms thereof, except as hereinafter specifically modified and Blodgett consents to said assumption.

2. The note and agreement, which is the basis of the debt mentioned in said Trust Deed, shall be modified as follows:

a. The interest shall be increased from 8 percent per annum to 9 3/4 percent per annum beginning on September 15, 1979.

b. The monthly payments shall be increased from \$160.00 per month to \$175.00 per month, with the first such pay-

ment to be made on October 15, 1979.

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c. The entire amount of principal and interest shall be paid in full on or before September 15, 1986. 1989.

d. In the event Ward sells the above described property the entire balance due under the Trust Deed, both principal and interest, shall be paid in full.

3. When the Trust Deed is paid in full the Trustee shall reconvey to Ward.

IN WITNESS WHEREOF, the parties have set their hands and seals this 20th day of September, 1979.

Edgar J. Blodgett
Edgar J. Blodgett

Evangeline F. Blodgett
Evangeline F. Blodgett

Patrick G. Ward
Patrick G. Ward

STATE OF OREGON)
County of Klamath) ss. September 19, 1979.

Personally appeared the above-named EDGAR J. BLODGETT and EVANGELINE F. BLODGETT, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Julie C. Lamm
Notary Public for Oregon
My Commission expires: 2/14/81

STATE OF OREGON)
County of Klamath) ss. September 20, 1979.

Personally appeared the above-named PATRICK G. WARD and acknowledged the foregoing instrument to be his voluntary act. Before me:

Julie C. Lamm
Notary Public for Oregon
My Commission expires: 2/14/81

Return to: T/A Julie

2. ASSUMPTION AND MODIFICATION OF TRUST DEED

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 20th day of September A.D., 19 79 at 3:36 o'clock P M., and duly recorded in Vol. M79, of Mortgages on Page 22459.

FEE \$7.00

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