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P58542 ASSUMPTION ACPEMENT Vol 4/82 Days 18953
Loan Number IT IS AGREED:
The State of Oregon, by and through the Director of Veterans' Affairs, herein called
"Lender", is the owner and holder of a Note and Mortgage. Trust Deed, or Security Agree-
ment, herein called "Security Document", dated <u>September 18</u> , 1981, and recorded in the office of the county Oregon
in Volume/Reel <u>M81</u> Bookat page <u>16731</u> on <u>September 18</u> , 1981.
Keith Mauer & Jackie Mauer herein called "Buyer",
is the purchaser of all, or a portion, of the property described in said Security Document; the property being purchased is more particularly described as follows:
Buyer hereby assumes and agrees to pay the obligation evidenced by the Security Document under the same terms and conditions contained therein except as specifically changed by this Agreement.
The unpaid balance on the loan being assumed is \$ 38,040.37 as of November 1, 19 83.
The interest rate is <u>Variable</u> and will be <u>11.5</u> percent per annum. If this is a variable interest rate loan, the Lender can periodically change the interest rate by Administrative Rule. Changes in the interest rate will change the payment on the loan.
The initial principal and interest payments on the loan are \$ 380 to be paid monthly. (The payment will change if interest rate is variable and the interest rate changes.)
All parties obligated under the terms and conditions of the aforesaid Security Document are hereby released from any and all liability under said document, except the parties to this agreement.
The payments on the loan being assumed by this agreement may be periodically adjusted by Lender to an amount that will cause the loan to be paid in full on the due date of the last payment.
Buyer agrees that the balance of this loan is immediately due and payable in full upon the second sale or other transfer of all or part of the property securing this loan after July I, 1983. However, this requirement does not apply where the transfer or sale is to the original borrower, the surviving spouse, unremarried former spouse, surviving child or stepchild of the original borrower, or to a veteran eligible for a loan under ORS 407.010 to 407.210 and Article X1-A of the Oregon Constitution.
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STATE OF OREGON COUNTY OF <u>Klamath</u> SS November 1, 1983.
STATE OF OREGON } 55
STATE OF OREGON STATE OF OREGON COUNTY OF <u>Klamath</u> Personally appeared the above named <u>KEITH MAUER and JACKIE MAUER</u> and acknowledged the foregoing instrument to be his (their) voluntary act and deed. Before me: <u>Muth</u> <u>Muth</u>
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STATE OF OREGON STATE OF OREGON COUNTY OF <u>Klamath</u> SS <u>November 1</u> , 1983. Personally appeared the above named <u>KEITH MAUER and JACKIE MAUER</u> and acknowledged the foregoing instrument to be his (their) voluntary act and deed. Before me: <u>Much</u> <u>Much</u> <u>Much</u> Notary Public For Oregon <u>6/19/87</u> Notary Public For Oregon <u>6/19/87</u> Signed this <u>20th</u> day of <u>October</u> , 1983. DIRECTOR OF VETERANS' AFFAIRS By: <u>Much</u> <u>Much</u>
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STATE OF OREGON STATE OF OREGON COUNTY OF <u>klamath</u> SS <u>November 1</u> , 1983. Personally appeared the above named <u>kEITH MAUER and JACKIE MAUER</u> and acknowladged the foregoing instrument to be his (thear) voluntary act and deed. Before me: <u>Music</u> Notary Public For Oregon My Commission Expires: <u>6/19/87</u> Signed this <u>20th</u> day of <u>October</u> , 1983. DIRECTOR OF VETERANS' AFFAIRS By: <u>Jacob</u> Affairs By: <u>Jacob</u> Affairs
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STATE OF OREGON STATE OF OREGON COUNTY OF <u>Klamath</u> Personally appeared the above named <u>KEITH MAUER and JACKIE MAUER</u> and acknowledged the foregoing instrument to be his (their) voluntary act and deed. Before me: <u>Muster</u> <u>Muster</u> <u>Mauer</u> and acknowledged the <u>Motary Public For Oregon</u> My commission Expires: <u>G/19/87</u> Signed this <u>20th</u> day of <u>October</u> , 19 83. DIRECTOR OF VETERANS' AFFAIRS By: <u>Jury Or Marion</u> SS <u>October 20</u> , 19 83. Personally appeared the above named <u>Jerry Hedrick</u> and, being duly sworn, did say that he (she) is authorized to sign the foregoing instrument on behalf of the Director of Veterans' Affairs and that his (her) signature was his (her) voluntary act and deed. <u>A Motary Public For Oregon</u>
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STATE OF OREGON STATE OF OREGON COUNTY OF <u>Klamath</u> SS November 1, 19 83. Personally appeared the above named <u>KEITH MAUER and JACKIE MAUER</u> and acknowledged the foregoing instrument to be his (the?) voluntary act and deed. Before me: <u>Wither</u> <u>Mauer</u> <u>Mauer</u> and acknowledged the Notary Public For Oregon (Ny Commission Expires: <u>G/19/87</u> ) Signed this <u>20th</u> day of <u>October</u> , 19 83. DIRECTOR OF VETERANS' AFFAIRS By: <u>Jacober</u> <u>J. Harrick</u> Manager County of <u>Marion</u> Personally appeared the above named <u>Jerry Hedrick</u> and, being duly sworn, did say that he (she) is authorized to sign the foregoing instrument on behalf of the Director of Veterans' Affairs and that his (her) signature was his (her) voluntary act and deed. Before Me: <u>Mauer</u> <u>Mater</u> <u>12-20-86</u> Marter Medical SE
STATE OF OREGON STATE OF OREGON COUNTY OF <u>klamath</u> SS <u>November 1</u> , 1983. Personally appeared the above named <u>kETTH MAUER and JACKIE MAUER</u> and acknowledged the foregoing instrument to be his (thefr) voluntary act and deed. Before me: <u>Multiple</u> <u>Multiple</u> <u>Multiple</u> <u>Multiple</u> <u>Artice</u> <u>Multiple</u> <u>Artice</u> <u>Multiple</u> <u>Mu</u>

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The West one-half of Tracts Forty-eight (48) and Forty-nine (49) of "YALTA GARDENS", Klamath County, Oregon, according to the duly recorded plat thereof now on in the office of the County Clerk of Klamath County, Oregon. 

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