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EASTERN HILLS HOMEOWNERS ASSOCIATION

THIS DOCUMENT IS NOT VALID UNLESS IT IS SIGNED BY THE COUNTY CLERK OF KLAMATH COUNTY

WITNESSES

31426

DEPARTMENT OF VETERANS' AFFAIRS

M10614

Loan Number

mtc 13178-1
ASSUMPTION AGREEMENT Vol. M83 Page 21044

DATE: November 29, 1983

PARTIES: LEROY E. GILDER and CAROL GILDER

BUYER

Teddy R. Crumrine & Carla A. Crumrine

SELLER

The State of Oregon By And Through The Director Of Veterans' Affairs

LENDER

Until a change is requested, all tax statements are to be sent to: Department of Veterans' Affairs
Attn: Tax Section
1225 Ferry Street SE.
Salem, Oregon 97310

THE PARTIES STATE THAT:

1. Seller owes Lender the debt shown by:

(a) A note in the sum of \$ 26,150.00 dated May 10, 1974, which note is secured by a mortgage of the same

date, and recorded in the office of the county recording officer of Klamath county, Oregon, in Volume/Reel/Book

Book M-74 Page 5834 on May 10, 1974

(b) A note in the sum of \$ dated 19, which note is secured by a Trust Deed of the same

date and recorded in the office of the county recording officer of county, Oregon, in Volume/Reel/Book

on 19

(c) A note in the sum of \$ dated 19, which note is secured by a Security Agreement of the same date.

(d) and further shown by

In this agreement the items mentioned in (a), (b), (c), and (d) will be called "security document" from here on.

2. Seller has sold and conveyed (or is about to sell and convey) to Buyer, all, or a portion, of the property described in the security document. Both Seller and Buyer have asked Lender to release Seller from further liability under or on account of the security document. The property being sold by Seller and bought by Buyer is specifically described as follows:

Lot 14, Block 1, TRACT NO. 1038, a Re-Subdivision of Lots 10 thru 15 in Block 1, MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR THE REASONS SET FORTH ABOVE, AND IN CONSIDERATION OF THE MUTUAL AGREEMENTS OF THE PARTIES, SELLER, LENDER, AND BUYER AGREE AS FOLLOWS:

SECTION 1. UNPAID BALANCE OF SECURED OBLIGATION

The unpaid balance on the loan being assumed is \$ 23,091.55 as of December 8, 1983

SECTION 2. RELEASE FROM LIABILITY

Seller is hereby released from further liability under or on account of the security document.

SECTION 3. ASSUMPTION OF LIABILITY

Except as specifically changed by this Agreement, Buyer agrees to pay the debt shown by the security document. Buyer agrees to perform all of the obligations provided in the security document that were to be performed by Seller when the security document was executed. Buyer agrees to perform those obligations at the time, in the manner, and in all respects as are provided in the security document. Buyer agrees to be bound by all of the terms of such security document.

SECTION 4. INTEREST RATE AND PAYMENTS

The interest rate is Fixed (indicate whether variable or fixed) and will be 7.0 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 \$ 180 to be paid monthly. (The payment will change if interest rate is variable and the interest rate changes.) 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.

21045

SECTION 5. DUE ON SALE

Buyer agrees that the balance of this loan is immediately due and payable in full, if after July 1, 1983, there is a second sale or other transfer of all or part of the property securing this loan. However, transfer or sale to the original borrower, the surviving spouse, unmarried 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 XI-A of the Oregon Constitution does not count as a sale or transfer for purposes of the provisions of this paragraph.

SECTION 6. INTERPRETATION

In this agreement, the singular number includes the plural and the plural number includes the singular. If this agreement is executed by more than one person, firm, or corporation as Buyer, the obligations of each such person, firm, or corporation shall be joint and several.

SECTION 7. LIMITATIONS

To the full extent permitted by law, Buyer waives the right to plead any statute of limitations as a defense to any obligations and demands secured by or mentioned in the security document.

BUYER Lee Gilder

SELLER Teddy R. Crumrine

BUYER Carol Gilder

SELLER Carla A. Crumrine

STATE OF OREGON

COUNTY OF Klamath ss

Personally appeared the above named Lee Gilder & Carol Gilder and acknowledged the foregoing instrument to be his (their) voluntary act and deed.

Before me:

Kristi L. Bedd
My Commission Expires: 11/16/87 Notary Public For Oregon

STATE OF California
COUNTY OF Shasta ss

Personally appeared the above named Teddy R. Crumrine and Carla A. Crumrine and acknowledged the foregoing instrument to be his (their) voluntary act and deed.

Before me:

Jill S. Cushman
My Commission Expires: 3/24/87 Notary Public For Oregon

Signed this 5th day of December, 19 83

DIRECTOR OF VETERANS' AFFAIRS - Lender

By: Curt R. Schnepf
Manager, Accounts Services

STATE OF OREGON

COUNTY OF Marion ss

Personally appeared the above named Curt R. Schnepf 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:

Laurie Vachter
My Commission Expires: 12-20-86 Notary Public For Oregon

AFTER RECORDING RETURN TO:

DEPARTMENT OF VETERANS' AFFAIRS
GENERAL SERVICES BUILDING
1225 FERRY STREET S.E.
SALEM, OREGON 97310

STATE OF OREGON: COUNTY OF KLAMATH: ss
I hereby certify that the within instrument was received and filed for record on the 9th day of December A.D., 1983 at 12:28 o'clock P M, and duly recorded in Vol M83, of Mtges. on page 21044.

FEE \$8.00

EVELYN BIEHN, COUNTY CLERK
by Ann Smith deputy