

34574

DEPARTMENT OF VETERANS' AFFAIRS

M73580
Loan Number

MITC-13476-K
ASSUMPTION AGREEMENT

Vol. M84 Page 4344

DATE: March 13, 1984

PARTIES: Anh Nguyen & Lap Nguyen

E.O. Christensen & Lan Christensen

BUYER

SELLER

LENDER

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

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 \$ 35,000 dated October 10, 19 77, 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 M77 Page 19290

(b) A note in the sum of \$ dated October 10, 19 77, 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

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

(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 62 of MOYINA, 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 \$ 33,052.10

as of March 16, 19 84

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 8.8 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 \$ 280 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.

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, 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 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 Anh Nguyen
Anh Nguyen

SELLER E.O. Christensen

BUYER Lap Nguyen
Lap Nguyen

SELLER Lan Christensen
Lan Christensen

STATE OF OREGON }
 COUNTY OF Klamath } ss March 16, 19 84

Personally appeared the above named ANH NGUYEN and LAP NGUYEN, husband and wife
 and acknowledged the foregoing instrument to be his (their) voluntary act and deed.

Before me:

Kristi L. Redd

Notary Public For Oregon

My Commission Expires: 11/16/87

STATE OF OREGON }
 COUNTY OF Klamath } ss March 16, 19 84

Personally appeared the above named E. O. CHRISTENSEN and LAN CHRISTENSEN, husband and wife
 and acknowledged the foregoing instrument to be his (their) voluntary act and deed.

Before me:

Kristi L. Redd

Notary Public For Oregon

My Commission Expires: 11/16/87

Signed this 13th day of March, 19 84

DIRECTOR OF VETERANS' AFFAIRS - Lender

By:

Robert B. Brown
 Manager, Central Office Operations

STATE OF OREGON }
 COUNTY OF Marion } ss March 13, 19 84

Personally appeared the above named Robert B. Brown
 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:

Jawie Vachter

Notary Public For Oregon

My Commission Expires: 12-20-85

AFTER RECORDING RETURN TO:

DEPARTMENT OF VETERANS' AFFAIRS
 1225 FERRY STREET S.E.
 SEASIDE, OREGON 97138

STATE OF OREGON: COUNTY OF KLAMATH:ss
 I hereby certify that the within instrument was received and filed for
 record on the 16th day of March A.D., 19 84 at 3:16 o'clock PM,
 and duly recorded in Vol M84, of Mortgages on page 4344.

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith Deputy

Fee: \$ 8.00