

53720

## DEPARTMENT OF VETERANS' AFFAIRS

P-22548

Loan Number

MTC-15421K  
ASSUMPTION AGREEMENT

Vol. M85 Page 15546

DATE: September 4, 1985

PARTIES: Craig M. Halnan and Lorna L. Halnan, husband &amp; wife

BUYER

Dennis Wayne Gooing &amp; Susan Adele Gooing, husband &amp; wife

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  
700 Summer Street, N.E.  
Salem, Oregon 97310-1201

## THE PARTIES STATE THAT:

1. Seller owes Lender the debt shown by:

(a) A note in the sum of \$ 50,000.00 dated October 1, 19 79, 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 M79

Page 23194, Fee No. 74763 on October 1, 19 79

(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

(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:

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 \$47,873.22 as of July 30, 19 85.

## 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.

All of Lot 2, Block 49, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, and also all that portion of Lot 1, Block 49, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, more particularly described as follows:

Beginning at the most Easterly corner of Lot 2, said Block 49; thence Southeasterly along the South line of Soquel Street, 90 feet, more or less to the intersection of the South line of Soquel Street, and the East line of Kiln Street; thence Northwesterly to the Southeast corner of said Lot 2; thence Northwesterly along the Easterly line of said Lot 2 to the point of beginning.

SECTION 4. INTEREST RATE AND PAYMENTS

The interest rate is variable (indicate whether variable or fixed) and will be 11.52 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 \$ 487.00 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 20, 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.

\*\* This law has been suspended until July 1, 1987. Any transfer of a property between July 3, 1985, and July 1, 1987, will not be counted as a transfer under the 1983 "Due on Sale" law. However, transfers that occurred between July 20, 1983, and July 2, 1985, may become due on sale with the next transfer after July 1, 1987.

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 Craig M. Hainan  
Craig M. Hainan

SELLER Dennis Wayne Gooing  
Dennis Wayne Gooing

BUYER Susan Adele Gooing  
Susan Adele Gooing

SELLER Susan Adele Gooing  
Susan Adele Gooing

STATE OF OREGON }  
COUNTY OF Klamath } ss

September 16, 19 85

Personally appeared the above named CRAIG M. HAINAN and LORNA L. HAINAN and acknowledged the foregoing instrument to be his (their) voluntary act and deed.

Before me: Kristi L. Redd  
My Commission Expires: 11/16/87 Notary Public For Oregon

STATE OF OREGON }  
COUNTY OF Klamath } ss

September 16, 19 85

Personally appeared the above named DENNIS WAYNE GOOING for himself and as attorney in fact and acknowledged the foregoing instrument to be his (their) voluntary act and deed.

Before me: Kristi L. Redd  
My Commission Expires: 11/16/87 Notary Public For Oregon

Signed this 6th day of September, 19 85

DIRECTOR OF VETERANS' AFFAIRS - Lender

By: Curt R. Schnepf  
Curt R. Schnepf  
Manager, Accounts Services

STATE OF OREGON }  
COUNTY OF Marion } ss

September 6, 19 85

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: Debbie Trammell  
My Commission Expires: 7/17/88 Notary Public For Oregon

FOR COUNTY RECORDING INFORMATION ONLY

AFTER SIGNING/RECORDING, RETURN TO:

DEPARTMENT OF VETERANS' AFFAIRS  
OREGON VETERAN'S BUILDING  
700 Sumner St. NE  
Salem, Oregon 97310-1201

STATE OF OREGON: COUNTY OF KLAMATH: ss.  
Filed for record at request of September A.D., 19 85 at 4:11 o'clock P M., and duly recorded in Vol. M85 of Mortgages on Page 15546

FEE \$9.00

By Evelyn Biehn County Clerk  
Pam Smith