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DEPARTMENT OF VETERANS' AFFAIRS

K-38511

**ASSUMPTION AGREEMENT**

P13831

Loan Number

DATE: April 2, 1986

PARTIES: Sybil Neumann

BUYER

Lorene W. Anderson and Jerry O. Anderson, Mother & Son

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 \$ 33,803.04 dated June 8, 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 13575 on June 8, 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 \_\_\_\_\_ 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:

The S $\frac{1}{2}$  of Lot 496 and the S $\frac{1}{2}$  of the E $\frac{1}{2}$  of Lot 497, Block 109, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of 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 31,646.71 July 21, 1986  
The unpaid balance on the loan being assumed is \$ 31,646.49 as of March 3, 19 86.

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.

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SECTION 4. INTEREST RATE AND PAYMENTS

The interest rate is Fixed (indicate whether variable or fixed) and will be 11.0 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 \$ 312 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.

A.M. 9.86% 14105 5825

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, 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.

\*\* 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 Sybil J. Neumann SELLER Lorene W. Anderson

BUYER Sybil J. Neumann SELLER Jerry O. Anderson

STATE OF OREGON )  
COUNTY OF Klamath ) ss April 8, 19 86  
Personally appeared the above named Sybil J. Neumann  
and acknowledged the foregoing instrument to be his (their) voluntary act and deed.

Before me: Faythe Moore  
Notary Public For Oregon  
My Commission Expires: 8/27/87

STATE OF OREGON )  
COUNTY OF Klamath ) ss April 8, 19 86  
Personally appeared the above named Lorene W. Anderson and Jerry O. Anderson  
and acknowledged the foregoing instrument to be his (their) voluntary act and deed.

Before me: Faythe Moore  
Notary Public For Oregon  
My Commission Expires: 8/27/87

This Assumption Agreement is being rerecorded to correct an error in the unpaid balance, interest rate, and the principal and interest payment amount:

Signed this 2nd day of April, 19 86

DIRECTOR OF VETERANS' AFFAIRS - Lender  
By: Curt R. Schnepf  
Curt R. Schnepf  
Manager, Accounts Services

STATE OF OREGON )  
COUNTY OF Marion ) ss April 2, 19 86  
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: Evelyn M. Blahn  
Notary Public For Oregon  
My Commission Expires: 3/16/87

STATE OF OREGON, )  
County of Klamath ) ss  
Filed for record at request of:

on this 8th day of April A.D., 19 86  
at 3:36 o'clock P M., and duly recorded  
in Vol. M86 of Mrgen, Page 5824  
Evelyn Blahn, County Clerk  
By [Signature] Deputy.

Fee, \$9.00  
STATE OF OREGON: COUNTY OF KLAMATH: ss.

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AFTER SIGNING/RECORDING, RETURN TO:

DEPARTMENT OF VETERANS' AFFAIRS  
OREGON VETERANS' BUILDING  
760 Summer St. NE  
Salem, Oregon 97310-1201

Filed for record at request of \_\_\_\_\_  
of August A.D., 19 86 at 11:30 o'clock A M., and duly recorded in Vol. M86  
of Mortgages on Page 14104

FEE \$9.00  
Evelyn Blahn, County Clerk  
By [Signature]