

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal the day and year first above written.

Norman R. Gravem [SEAL]  
Norman R. Gravem

Trena L. Gravem [SEAL]  
Trena L. Gravem

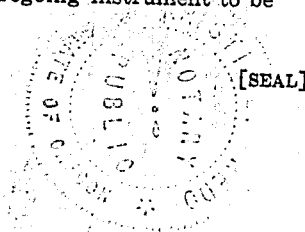
STATE OF OREGON,

COUNTY OF Klamath

ss:

April 12, 1989

Personally appeared the above-named NORMAN R. GRAVEM and TRENA L. GRAVEM and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:



Kristi L. Redd  
Notary Public for the State of Oregon.

My commission expires: 11/16/91

**REQUEST FOR FULL RECONVEYANCE**

To be used only when obligations have been paid.

TO: Mountain Title Company, Trustee.

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing Trust Deed. All sums secured by said Trust Deed have been fully paid and satisfied. You are hereby directed, on payment to you of any sums owing to you under the terms of said Trust Deed or pursuant to statute, to cancel all evidences of indebtedness secured by said Trust Deed (which are delivered to you herewith together with said Trust Deed) and to reconvey, without warranty, to the parties designated by the terms of said Trust Deed the estate now held by you under the same.

Mail reconveyance and documents to .....

Dated ....., 19.....

Beneficiary.

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

**Trust Deed**

Grantor.

Beneficiary.

STATE OF OREGON,  
COUNTY OF

ss:

I certify that the within instrument was received for record on the ..... day of

at ..... o'clock ..... M., and recorded in Book ..... on page .....

Record of Mortgages of said County.

Witness my hand and seal of county affixed.

County Clerk-Recorder.

By ..... Deputy.

## VA ASSUMPTION POLICY RIDER

## NOTICE: THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE VETERANS ADMINISTRATION OR ITS AUTHORIZED AGENT.

THIS ASSUMPTION POLICY RIDER is made this 10th day of April, 1989, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure Debt ("Instrument") of the same date herewith, given by the undersigned ("Mortgagor") to secure the Mortgagor's Note ("Note") of the same date to TOWN & COUNTRY MORTGAGE, INC.

its successors and assigns  
("Mortgagee") and covering the property described in the Instrument and located at:  
1614 Crescent Avenue  
Klamath Falls, OR 97601

(Property Address)

Notwithstanding anything to the contrary set forth in the Instrument, Mortgagee and Mortgagor hereby acknowledges and agrees to the following:

**GUARANTY:** Should the Veterans Administration fail or refuse to issue its guaranty in full amount within 60 days from the date that this loan would normally become eligible for such guaranty committed upon by the Veterans Administration under the provisions of Title 38 of the U.S. Code "Veterans Benefits", the Mortgagee may declare the indebtedness hereby secured at once due and payable and may foreclose immediately or may exercise any other rights hereunder or take any other proper action as by law provided.

**TRANSFER OF THE PROPERTY:** If all or any part of the Property or any interest in it is sold or transferred, this loan shall be immediately due and payable upon transfer ("assumption") of the property securing such loan to any transferee ("assumer"), unless the acceptability of the assumption and transfer of this loan is established by the Veterans Administration or its authorized agent pursuant to section 1817A of Chapter 37, Title 38, United States Code.

An authorized transfer ("assumption") of the property shall also be subject to additional covenants and agreements as set forth below:

(a) **ASSUMPTION FUNDING FEE:** A fee equal to one-half of 1 percent (.50%) of the unpaid principal balance of this loan as of the date of transfer of the property shall be payable at the time of transfer to the mortgagee or its authorized agent, as trustee for the Administrator of Veterans Affairs. If the assumer fails to pay this fee at the time of transfer, the fee shall constitute an additional debt to that already secured by this instrument, shall bear interest at the rate herein provided, and, at the option of the mortgagee of the indebtedness hereby secured or any transferee thereof, shall be immediately due and payable. This fee is automatically waived if the assumer is exempt under the provisions of 38 U.S.C. 1829 (b).

(b) **ASSUMPTION PROCESSING CHARGE:** Upon application for approval to allow assumption and transfer of this loan, a processing fee may be charged by the mortgagee or its authorized agent for determining the creditworthiness of the assumer and subsequently revising the holder's ownership records when an approved transfer is completed. The amount of this charge shall not exceed the maximum established by the Veterans Administration for a loan to which section 1817A of Chapter 37, Title 38, United States Code applies.

(c) **ASSUMPTION INDEMNITY LIABILITY:** If this obligation is assumed, then the assumer hereby agrees to assume all of the obligations of the veteran under the terms of the instruments creating and securing the loan, including the obligation of the veteran to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness created by this instrument.

IN WITNESS WHEREOF, Mortgagor(s) has executed this Assumption Policy Rider.

Norman R. Gravem (Seal) Trena L. Gravem (Seal)  
Norman R. Gravem Mortgagor Trena L. Gravem Mortgagor

\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
Mortgagor Mortgagor

VMP-526 18803

VMP MORTGAGE FORMS • (313)293-8100 • (800)521-7291

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day  
of April A.D., 19 89 at 4:39 o'clock P.M., and duly recorded in Vol. M89  
of Mortgages on Page 6573

FEE \$28.00

Evelyn Biehn, County Clerk

By Daniel Mullendare