

## DEPARTMENT OF VETERANS' AFFAIRS

M76543

Loan Number

MTC-21469K  
ASSUMPTION AGREEMENT

DATE: May 30, 1989

PARTIES: Butch Jones

BUYER

Dennis G. Bailey and Patricia M. Bailey, husband and 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: Butch Jones  
(Tax Account No. 0614437R)

## THE PARTIES STATE THAT:

## 1. Seller owes Lender the debt shown by:

Butch Jones

Name of Buyer

2550 Darrow

Mailing Address

Klamath Falls, OR 97601

City State Zip

(a) A note in the sum of \$ 36,575.00 dated November 7, 1977, 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

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on November 8, 1977

(b) A note in the sum of \$ dated 1977, 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 \$ dated 1977, 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 North 50 feet of Lots 612 and 613 in Block 128, MILLS ADDITION to the City of Klamath Falls, 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 \$ 30,838.04 as of May 8, 1989

## 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 variable (indicate whether variable or fixed) and will be 10.75 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 \$ 326 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.

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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 407.075 to 407.595 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, 1989. Any transfer of a property between July 3, 1985, and July 1, 1989, 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, 1989.

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 BUTCH JONES  
Butch Jones

SELLER Dennis G. Bailey  
Dennis G. Bailey

SELLER Patricia M. Bailey  
Patricia M. Bailey

BUYER

STATE OF OREGON

COUNTY OF Klamath ss

June 2, 19 89

Personally appeared the above named BUTCH JONES and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

My Commission Expires:

Notary Public For Oregon

STATE OF OREGON

COUNTY OF Klamath ss

June 2, 19 89

Personally appeared the above named DENNIS G. BAILEY and PATRICIA M. BAILEY and acknowledged the foregoing instrument to be theirs (their) voluntary act and deed.

Before me:

My Commission Expires:

Notary Public For Oregon

Signed this 30th day of May 19 89

May 19 89

DIRECTOR OF VETERANS' AFFAIRS - Lender

By:

Joyce D. Emerson  
Joyce D. Emerson  
Accts. Services Leadworker

May 30

19 89

Joyce D. Emerson

Director of Veterans' Affairs, and that his (her)

STATE OF OREGON

COUNTY OF Marion ss

Before me:

My Commission Expires:

Notary Public For Oregon

STATE OF OREGON,

County of Klamath ss

Filed for record at request of:

Mountain Title Co.

on this 5th day of June A.D., 19 89  
at 11:56 o'clock AM and duly recorded  
in Vol. M89 of Mortgages Page 9838

Evelyn Biehn  
County Clerk

By Danette Mullens

Deputy.

Fee, \$13.00

AFTER SIGNING/RECORDING, RETURN TO:  
DEPARTMENT OF VETERANS' AFFAIRS  
OREGON VETERANS BUILDING  
700 Summer St. NE  
Salem, Oregon 97310-1201