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07-17-94P03 47 RCVQ

OREGON



Department of Veterans' Affairs

Vol. m94 Page 21421

RECORDING MEMORANDUM

This cover sheet is being attached to bring the following document into compliance with ORS 205.125.

Type of Document (Mortgage, Contract, Trust Deed, Deed, etc.)	
Assumption Agreement	
County Tax Account Number	ODVA Account Number
R448830	P33018 19786
First Party(s)	<input type="checkbox"/> Grantee <input type="checkbox"/> Mortgagor <input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Other
Shelly L. Deming	
Second Party(s)	<input type="checkbox"/> Grantor <input type="checkbox"/> Mortgagee <input checked="" type="checkbox"/> Seller <input type="checkbox"/> Other
Lorrie J. Hardin	
Consideration	Court Order/Warrant Amt. (if applicable)
\$	\$
Property Address:	
1563 Hope, Klamath Falls OR 97603	
After recording, return to:	Until a change is requested, all tax statements shall be sent to the following address:
Oregon Department of Veterans' Affairs	Shelly L. Deming
Oregon Veterans Building	1563 Hope
700 Summer St. NE	Klamath Falls OR 97603
Salem, OR 97310-201	
Attn: Transfers Unit	



Department of Veterans' Affairs

21422

M98932
Loan Number

ASSUMPTION AGREEMENT

DATE: June 21, 1994

PARTIES: Shelly L. Deming

BUYER

Lorrie J. Gardin

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:

(Tax Account No. R448830)

Shelly L. Deming
Name of Buyer

1563 Hope

Mailing Address

Klamath Falls OR 97603
City State Zip

THE PARTIES STATE THAT:

1. Seller owes Lender the debt shown by:

(a) A note in the sum of \$ 40,371.00 dated February 28, 19 80, 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 Vol M80 Page 3859

(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 \$ _____ 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:

Tract 58 of LEWIS TRACTS, 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:

21423

SECTION 1. UNPAID BALANCE OF SECURED OBLIGATION

The unpaid balance on the loan being assumed is \$ 36,264.17

SECTION 2. RELEASE FROM LIABILITY

Seller is hereby released from further liability under or on account of the security document as of June 1, 19 94

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 7.7 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 \$ 275 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

Except for a sale or transfer 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 this chapter and Article XI-A of the Oregon Constitution, only one sale or transfer of the property referred to in ORS 407.275 (2) is permitted after July 20, 1983. In the event of a second sale or transfer of the property, or any part thereof, the entire unpaid balance of the loan for the property may become immediately due and payable at the discretion of the Director as prescribed by rule.

SECTION 6. TAX AND INSURANCE RESERVES

Subject to any limitations set by applicable law, at the Lender's discretion, or by Oregon Revised Statute, the Buyer shall maintain—with Lender—reserves for payment of taxes, assessments, and insurance if applicable. Such reserves shall be created by Buyer's advance payment or monthly payments of a sum estimated by Lender to be sufficient to produce, at least 15 days before due, amounts at least equal to the taxes and assessments to be paid. The amount of such monthly payment would be approximately 1/12 of the annual property taxes. Buyer shall pay on demand any additional amount which may be deemed necessary for the payment of such taxes, assessments, and insurance premiums. If, 15 days before payment is due, the reserve funds are insufficient, Buyer shall, upon demand, pay any deficiency to Lender. The reserve funds shall be held by Lender as a general deposit from Buyer and shall constitute a non-interest bearing debt from Lender to Buyer, which Lender may satisfy by payment of the taxes and assessments and insurance premiums required to be paid by Buyer as they become due. Lender does not hold the reserve funds in trust for Buyer, and Lender is not the agent of Buyer for payment of the taxes, assessments, and insurance premiums required to be paid by Buyer.

SECTION 7. LATE PAYMENT

If the Lender has not received the full amount of any payment by the end of 30 calendar days after the date it is due, he may impose a late charge to the Buyer. The amount of the charge will be not more than 5 percent of the overdue payment of principal and interest. The late charge may be charged only once on any late payment.

SECTION 8. AMORTIZATION

The Lender may increase payments of principal and other payment terms of the loan when the balance of the loan will not amortize within the terms of the security document.

SECTION 9. 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 the person, firm, or corporation as Buyer, the obligations of each such person, firm, or corporation shall be joint and several.

SECTION 10. 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. Failure to exercise any of these rights shall not constitute a waiver.

BUYER Shelly L. Deming
Shelly L. Deming

BUYER _____

SELLER Lois J. Harkin
Lois J. Harkin

SELLER _____

P33013

Loan Number

TEXAS
STATE OF OREGON

COUNTY OF Potter } ss

Personally appeared the above named Corrie L. Harkin
and acknowledged the foregoing instrument to be his (their)



SHARILYN K. GRAHAM
MY COMMISSION EXPIRES
OCTOBER 2, 1997

voluntary act and deed.

Before me: Sharilyn K. Graham

My Commission Expires:

Notary Public For Oregon

STATE OF OREGON

COUNTY OF Klamath } ss

Personally appeared the above named Betty J. Young
and acknowledged the foregoing instrument to be his (their)



BETTY J. YOUNG
NOTARY PUBLIC - OREGON
COMMISSION NO. 022611
MY COMMISSION EXPIRES APR. 25, 1997

voluntary act and deed.

Before me: Betty J. Young

My Commission Expires: 4-25-97

Notary Public For Oregon

Signed this 21st

day of

June

19 94

DIRECTOR OF VETERANS' AFFAIRS - Lender

By: Curt R. Schnepf

Curt R. Schnepf

Manager, Accounts Services

STATE OF OREGON

COUNTY OF Marion } ss

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.

June 21

19 94



JUDY VILLEMIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 023067
MY COMMISSION EXPIRES MAY 22, 1997

Before me: Judy Villemis

My Commission Expires: 5-22-97

Notary Public For Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Shelly L. Deming
of July A.D., 19 94 at 3:47 o'clock P.M., and duly recorded in Vol. M94 day

of

Mortgage

on Page 21421

FEE \$25.00

Evelyn Biehn

By: Evelyn Biehn

County Clerk

AFTER SIGNING/RECORDING, RETURN TO:

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

P33018

Loan Number