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ADJUSTABLE RATE RIDER (12-MTA Index - Rate Caps)

01-0983-001969296-1
49072-LW

THIS ADJUSTABLE RATE RIDER is made this 20th day of September, 1999, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to Washington Mutual Bank (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

1712 SARGENT AVENUE, KLAMATH FALLS, OR 97601
Property Address

THIS RIDER CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE AND THE MONTHLY PAYMENT. THE RIDER LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

Interest will be charged on unpaid principal until the full amount of principal has been paid. I will pay interest at a yearly rate of 7.430%. The interest rate I pay will change in accordance with Section 4 of the Note. The interest rate required by Section 2 and Section 4 of the Note is the rate I will pay both before and after any default described in Section 7(B) of the Note.

The Note provides for changes in the interest rate and the monthly payments, as follows:

"4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The interest rate I will pay may further change on the 1st day of October, 2004, and on that day every TWELFTH month thereafter. Each date on which my interest rate could change is called a "Change Date".

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01-0983-001969296-1
49072-LW

(B) The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the Twelve-Month Average, determined as set forth below, of the monthly yields ("Monthly Yields") on actively traded United States Treasury Securities adjusted to a constant maturity of one year as published by the Federal Reserve Board in the Federal Reserve Statistical Release entitled "Selected Interest Rates (G.13)". The Twelve-Month Average is determined by adding together the Monthly Yields for the most recent twelve months and dividing by 12.

The most recent Index figure available as of the date 15 days before each Interest Rate Change Date is called the "Current Index". If the Index is no longer available, the Note Holder will choose a new index which is based upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding Three & Four Hundred Twenty-Five-Thousandths percentage points 3.425 % ("Margin") to the Current Index. The Note Holder will then round the result of this addition to the nearest one thousandth of one percentage point (0.001%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date. In the event a new Index is selected, pursuant to paragraph 4(B), a new Margin will be determined. The new Margin will be the difference between the average of the old Index for the most recent three year period which ends on the last date the Index was available plus the Margin on the last date the old Index was available and the average of the new Index for the most recent three year period which ends on that date (or if not available for such three year period, for such time as it is available). This difference will be rounded to the nearest 1/8 of 1%.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the maturity date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

My interest rate will never be increased or decreased on any single Change Date by more than Two percentage point(s) (2.000 %) from the

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01-0983-001969296-1
49072-LW

rate of interest I have been paying for the preceding TWELVE months. My interest rate will never be greater than 12.500 % ("Cap").

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

(G) Failure to Make Adjustments

If for any reason Note Holder fails to make an adjustment to the interest rate or payment amount as described in this Note, regardless of any notice requirement, I agree that Note Holder may, upon discovery of such failure, then make the adjustment as if they had been made on time. I also agree not to hold Note Holder responsible for any damages to me which may result from Note Holder's failure to make the adjustment and to let the Note Holder, at its option, apply any excess monies which I may have paid to partial prepayment of unpaid "Principal."

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

Covenant 17 of the Security Instrument is amended to read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information

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01-0983-001969296-1
49072-LW


required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument or other obligations related to the Note or other loan document is acceptable to Lender, (c) Assuming party executes Assumption Agreement acceptable to Lender at its sole choice and discretion, which Agreement may include an increase to Cap as set forth below and (d) payment of Assumption Fee if requested by Lender.

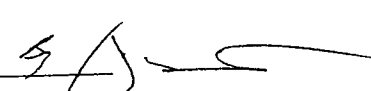
To the extent permitted by applicable law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption, and Lender may increase the maximum interest rate limit to the higher of the Cap or 5 percentage points greater than the interest rate in effect at the time of the transfer. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender has entered into a written assumption agreement with transferee and formally releases Borrower.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

01-0983-001969296-1
49072-LW

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider. Borrower hereby agrees to execute any document necessary to reform this Agreement to accurately reflect the terms of the Agreement between Borrower and Beneficiary or if the original Note, Trust Deed or other document is lost, mutilated or destroyed.

x Richard Uncapher 
RICHARD UNCAPHER
1st & Anthony East Front

x Marge Uncapher 
MARGE UNCAPHER
1st & Anthony East Front

**SECOND HOME RIDER
Owner Occupancy Agreement**

01-0983-001969296-1

THIS SECOND HOME RIDER (the "Rider") is made on this 20th day of September, 1999, by the undersigned ("Borrower", whether there are one or more persons. undersigned) in connection with Borrower's loan (the "Loan") from Washington Mutual Bank (the "Lender") which is evidenced by a promissory note (the "Note") of the same date. This Rider is incorporated into and shall be deemed to supplement and amend the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by Borrower to secure the Loan, which Security Instrument covers the property described in the Security Instrument (the "Property"), which is located at:

1712 SARGENT AVENUE, KLAMATH FALLS, OR 97601
[Property Address]

1. This Rider is Made With Reference to the Following Facts:

A. Lender is engaged in the business of making loans secured by first and second security instruments (Mortgages, Deeds of Trust, or Security Deeds) on residential properties.

B. To induce Lender to make the Loan, Borrower has represented that the Property is now owner-occupied as a second home (if this is a refinance transaction), or will be owner-occupied as a second home ("owner-occupied" has the meaning provided in paragraph 2.C. below) within 60 days after recordation of the Security Instrument, and that the Property will be owner-occupied as a primary residence or second home for a minimum of one year immediately following recordation of the Security Instrument.

C. Borrower acknowledges: (1) that Lender would not have agreed to make the Loan if the Property were not to be owner-occupied as a second home; (2) that the interest rate as set forth on the face of the Note and other material terms of the Loan were determined as a result of Borrower's representation that the Property would be owner-occupied as a second home; (3) that, among other things, purchasers of loans (including government agencies, associations and corporations created by federal and state governments for the purchase of loans) typically require that properties securing loans they purchase be owner-occupied, and will reject loans for which the properties are not owner-occupied; (4) that Lender's ability to sell a loan (which it often does in the ordinary course of business) will be impaired if the Property is not owner-occupied; (5) that the risks involved and the costs of holding and administering a loan are often higher in the case of a loan where the Property is not owner-occupied; and (6) that if and when Lender makes a loan secured by non-owner-occupied Property, Lender typically makes such a loan on different terms from loans secured by owner-occupied Property, and the damage which would be sustained by Lender if Borrower breaches this Agreement would be extremely difficult to remedy.

RECORDING OFFICE
Harrisburg, Pennsylvania

01-0983-001969296-1

2. Borrower, Therefore, Agrees As Follows:

A. Uniform Covenant 6 of the Security Agreement is deleted and is replaced by the following:

6. Occupancy and Use; Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, and shall only use, the Property as Borrower's second home. Borrower shall keep the Property available for Borrower's exclusive use and enjoyment at all times, and shall not subject the Property to any timesharing or other shared ownership arrangement or to any rental pool or agreement that requires Borrower either to rent the Property or give a management firm or any other person any control over the occupancy or use of the Property. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy and use of the Property as a second home. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

B. If the Property is not owner-occupied as a primary residence or second home (as defined below) within 60 days after the Security Instrument is recorded and for a minimum of one year immediately following recordation of the Security Instrument, Lender or its successors or assigns, at their option, may, but need not: (1) increase the interest rate and margin to 1/8 above the prevailing non-owner interest rate offered by the Lender at the time the Lender determines the property is non-owner occupied; (2) declare all sums secured by the Security Instrument immediately due and payable; (3) require that the outstanding principal balance be reduced by the Borrower to a level (or maximum loan to value) normally required by the Lender for non-owner-occupied loans at the time Lender exercises its option to ask that the loan amount be reduced; and/or (4) collect from the Borrower the additional fees (origination or other fees) normally charged by the Lender for non-owner-occupied loans at the time Lender exercises its option to ask that the additional fees be paid.

01-C983-001969296-1

C. As used in this Rider, "owner-occupied" means the Property is used as a primary residence or second home by one or more of the Borrowers and that the Property will not be used to generate rental income for a minimum of one year immediately after the Security Instrument is recorded.

D. A breach of any of the conditions described in this Rider shall constitute a default under the terms and provisions of the Note and Security Instrument.

E. If litigation is brought in connection with a breach of this Rider by the Borrower or Lender, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs.

F. This Rider is binding upon the parties, their heirs, administrators, executors, personal representatives, successors and assigns.

We Hereby Acknowledge receiving a copy of this Rider and certify that we understand this Rider. We fully understand that it is a federal crime punishable by fine and/or imprisonment to make any false statements concerning any of the above facts, as applicable under provisions of Title 18, United States Code, Section 1014. We hereby certify and declare that we accept this Rider under the terms and conditions described above.

x Richard Uncapher *Richard Uncapher*
 RICHARD UNCAPHER
His Attorney Paul Paul

x Marge Uncapher *Marge Uncapher*
 MARGE UNCAPHER
Her Attorney Paul Paul

State of Oregon, County of Klamath
 Recorded 9/24/99, at 11:30 a.m.
 In Vol. M99 Page 38008
 Linda Smith,
 County Clerk Fee\$ 65⁰⁰