

**2020-005368**

**Klamath County, Oregon**

04/28/2020 01:28:11 PM

Fee: \$102.00

**After Recording Return To:**  
**CoreLogic SolEx**  
**1625 NW 136th Ave, Ste E100**  
**Sunrise, FL 33323**

**This Document Prepared By:**  
**Home Preservation**  
**Umpqua Bank**  
**13535 SW 72nd Ave Suite 200**  
**Tigard, OR 97223**

**Until a change is requested all**  
**tax statements shall be sent to**  
**the following address.**  
**Umpqua Bank**  
**13535 SW 72nd Ave Suite 200**  
**Tigard, OR 97223**

**True and Actual Consideration is: \$66,534.71**

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

Original Recording Date: **May 02, 2002**

Original Loan Amount: **\$94,158.00**

Loan No: **6505098752**

Investor Loan No: **0480970**

FHA Case No.: **431-3734061-703**

## **LOAN MODIFICATION AGREEMENT**

This Loan Modification Agreement ("Agreement"), made this 10th day of March, 2020, between **NEAL A WOLFRAM** whose address is **3004 BUTTE ST, KLAMATH FALLS, OR 97601** ("Borrower") and **Oregon Housing and Community Services** which is organized and existing under the laws of The United States of America, and whose address is **1725 Summer St NE Suite B, Salem, OR 97301** ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated **May 02, 2002** and recorded in Book/Liber **M02, Page 26462**

Instrument No: **N/A** and recorded on **May 02, 2002**, of the Official Records of **KLAMATH County, OR** and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at

**3004 BUTTE ST, KLAMATH FALLS, OR 97601,**

(Property Address)

the real property described being set forth as follows:

**See Exhibit "A" attached hereto and made a part hereof;**

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of **March 1, 2020**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$66,534.71**, consisting of the amount(s) loaned to Borrower



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820000516



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by Lender plus capitalized interest in the amount of **\$4,775.87** and other amounts capitalized, which is limited to escrows and any legal fees and related foreclosure costs that may have been accrued for work completed.

2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of **5.950%**, from **March 1, 2020**. Borrower promises to make monthly payments of principal and interest of U.S. **\$396.77**, beginning on the **1st** day of **April, 2020**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **March 1, 2050** (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.
3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

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 the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:
  - (a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and
  - (b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.
5. If the Borrower has, since inception of this loan but prior to this Agreement, received a discharge in a Chapter 7 bankruptcy, and there having been no valid reaffirmation of the underlying debt, by entering into this Agreement, the Lender is not attempting to re-establish any personal liability for the underlying debt.
6. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in



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this Agreement, the Note and Security Instrument will remain unchanged, and Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

7. Borrower agrees to make and execute other documents or papers as may be necessary to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

Neal A Wolfram

NEAL A WOLFRAM -Borrower

Date: 3-27-2020

\_\_\_\_\_[Space Below This Line For Acknowledgments]\_\_\_\_\_

State of Oregon

County of Klamath

This instrument was acknowledged before me, a Notary Public on

March 27<sup>th</sup> 2020 by

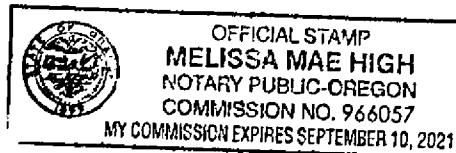
NEAL A WOLFRAM.

Melissa Mae High  
(Signature of notarial officer)

\_\_\_\_\_  
(Title or rank)

My Commission expires : Sept. 10, 2021

Origination Company: **Umpqua Bank**  
NMLSR ID. **401867**



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Oregon Housing and Community Services

By: Roseanne Ward (Seal) - Lender

Name: Roseanne Ward

Title: Debt Manager

April 16<sup>th</sup> 2020

Date of Lender's Signature

[Space Below This Line For Acknowledgments]

State of Oregon

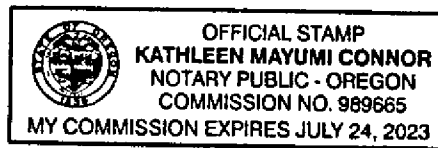
County of Marion

This instrument was acknowledged before me, on April 16<sup>th</sup> 2020  
by

Roseanne Ward, the Debt Manager of  
Oregon Housing and Community Services.

Kathie Connor  
(Signature of notarial officer)

Admin. Specialist II  
(Title or rank)



My Commission expires: July 24, 2023



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## Exhibit "A"

Loan Number: 6505098752

Property Address: 3004 BUTTE ST, KLAMATH FALLS, OR 97601

Legal Description:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF KLAMATH, STATE OF OREGON: LOT 17, IN BLOCK 13 OF STEWART ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.



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12338 06/18 Exhibit A Legal Description Attachment



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