

File 72922

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WATER RESOURCES DEPT.
SALEM, OREGON

EXHIBIT "A"

BOOK 1326 PAGE 176

TRUST DEED/MORTGAGE ADDENDUM FOR "WRAP-AROUND" PROVISIONS

This addendum is attached to and by this reference incorporated in that Trust Deed or Mortgage and the Note secured thereby (Wrap-Around Loan) identified as follows:

Wrap-Around Loan: Date: 11/14/94 Amount: \$268,900.00
(This Loan) Grantor: Juliane E. Schneider
Beneficiary: Henry A. Abbascia & Adrienne L. Abbascia

Senior Loan: Date: 8/21/87 Amount: \$168,100.00
(Loan "Wrapped") Recorded Date: 8/21/87 Fee #: #87-12043
Reel: book #995, page 440
County: Douglas

Grantor/Mortgagor of this Wrap-Around Loan covenants and agreed as follows:

1. To comply with all the terms and provisions of the Senior Loan, except as to payments to principal and interest, which shall not be made by Grantor, except as herein allowed.
2. To not request any release, partial release, increase or other modification to the Senior Loan.

Beneficiary/Mortgagee of this Wrap-Around Loan covenants and agrees as follows:

1. There is no current default of the Senior Loan.
2. To pay all installments of principal and interest as due pursuant to the terms of the Senior Loan so long as Grantor is not in default of any terms or provisions of the Wrap-Around Loan. In the event Beneficiary fails to make such payments, the Grantor may make them, and to the extent so made, credit for such payments shall be made in like manner to both the Senior and Wrap-Around Loans.
3. Upon or before full payment of the Wrap-Around Loan, to fully pay the Senior Loan and to cause it to be satisfied of record.

In case of Grantor's default in any provisions of the Wrap-Around or Senior Loans to be performed by Grantor, in addition to any other rights and remedies available to the Beneficiary hereunder, including accelerating all or any part of the Wrap-Around Loan debt then secured, the Beneficiary may, but need not, make any payments or perform any act herein required of Grantor in any form and manner deemed expedient and may, but need not, make full or partial payment of principal or interest on the Senior Note and Senior Loan, other prior encumbrances, if any, and purchase, discharge, compromise or settle the Senior Loan, any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said property or to contest any tax or assessment. All monies paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees and any other money advanced by said Beneficiary to protect the property herein described and the lien hereof shall be so much additional indebtedness secured hereby, and shall become immediately due and payable without notice and with interest thereon at the rate stated in this Wrap-Around Loan.

STATE OF OREGON,)

County of Marion,)

I certify that the within was received by me on the 17th day of March, 1997 at 8 o'clock P.M., and was recorded in the Miscellaneous Records, Vol. 7 Page 124 Resources Director

GRANTOR/MORTGAGOR:

Juliane E. Schneider

Juliane E. Schneider