

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That on this 2nd day of September, 1965,

----- RUDOLPH CACKA AND FRANCES CACKA, Husband and wife -----

hereinafter called the MORTGAGORS, hereby grant, bargain, sell, convey and mortgage to-----

----- KLAMATH ----- PRODUCTION CREDIT ASSOCIATION,
a corporation organized and existing under the Farm Credit Act of the Congress of the United States, as amended, with its
principal place of business in the City of Klamath Falls

State of Oregon, hereinafter called the MORTGAGEE, the following described real estate in the
County of Klamath, State of Oregon, to-wit:

The following real described property in Klamath County, Oregon:

A Tract of land situated in the S $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 2, Township 41 South, Range 11
East of the Willamette Meridian, more particularly described as follows:

Beginning at the $\frac{1}{4}$ section corner common to Section 2 and 11, Township 41 South,
Range 11 East of the Willamette Meridian, thence North along the North and South
centerline of Section 2, 412 feet, thence Northeasterly to a point on the East line
of Section 2, said point being 471 feet North of the Southeast corner of Section 2;
thence South 471 feet to the Southeast corner of Section 2; thence West along the
South line of Section 2 to the point of beginning also the N $\frac{1}{2}$ of NE $\frac{1}{4}$, Section 11,
Township 41 South, Range 11 East of the Willamette Meridian, EXCEPT THEREFROM that
portion conveyed to Southern Pacific Railway Company, successors to Modoc Northern
Railway Company, recorded November 8, 1911 in Deed Volume 35, page 228, Deed Records
of Klamath County, Oregon.

together with all the tenements, hereditaments, rights, privileges, appurtenances, and fixtures, including all irrigating and
watering apparatus, now or hereafter belonging to, located on, or used in connection with the above described premises,
and together with all waters and water rights of every kind and description and however evidenced, and all ditches or other con-
duits and rights of way thereof, appurtenant to said premises or used in connection therewith; and together with all range and
grazing rights (including rights under the Taylor Grazing Act and Federal Forest Grazing privileges), now or hereafter
issued in connection with or appurtenant to the said real property; and the mortgagors covenant that they will comply
with all rules, regulations and laws pertaining thereto and will in good faith endeavor to keep the same in good standing
and will execute all waivers and other documents required to give effect to these covenants, and that they will not sell,
transfer, assign or otherwise dispose of said rights or privileges without the prior written consent of the mortgagee.

SUBJECT TO Federal Land Bank note and mortgage in approximate amount of

\$23,526.00 -----

This conveyance is intended as a mortgage securing the performance of the covenants and agreements hereinafter con-
tained, and the payment of the debt represented by promissory note(s) made by some or all of the Mortgagors to the order
of the Mortgagee, as follows:

MATURITY DATE	DATE OF NOTE	AMOUNT OF NOTE
April 5, 1965	May 18, 1964	\$33,018.00
April 5, 1965	September 23, 1964	1,071.00
April 5, 1965	December 2, 1964	3,410.00
April 5, 1965	January 13, 1965	1,525.00
May 5, 1965	April 2, 1965	10,240.00

This mortgage is intended to secure not only the note(s) hereinbefore specifically described, but also any outstanding
balance of indebtedness, not exceeding \$50,000.00, plus interest from the date of such indebtedness at the
current rate then existing on loans by mortgagee, due from Mortgagors to Mortgagee, or its assigns or successors, whether
now existing or contracted for within a period of five (5) years from and after the date of filing of this mortgage; and
this mortgage shall not be discharged nor shall its effectiveness as security for advances thereafter made be affected, by
the fact that at certain times there may exist no indebtedness due from Mortgagors to Mortgagee; but the lien of this
mortgage shall continue as security for any loans or advances made to Mortgagors by Mortgagee or its assigns, until it has
been intentionally released.

MORTGAGORS COVENANT AND AGREE:

That they are lawfully seized of said premises in fee simple, have good right and lawful authority to convey and mort-
gage the same, and that said premises are free from encumbrances except as stated above; and each of the Mortgagors
will warrant and defend the same forever against the lawful claims and demands of all persons whomsoever except as
stated above, hereby relinquishing all dower and homestead rights in the premises; and these covenants shall not be ex-
tinguished by any foreclosure hereof, but shall run with the land;

To pay when due all debts and money secured hereby;

To keep the buildings and other improvements now or hereafter existing on said premises in good repair and not to remove or demolish or permit the removal or demolition of any thereof; not to commit or suffer waste of any kind upon said premises; not to use or permit the use of said premises for any unlawful or objectionable purpose; and to do all acts and things necessary to preserve all water rights now or hereafter appurtenant to or used in connection with said premises;

To pay when due all taxes and assessments upon said premises; and to suffer no other lien or encumbrance prior to the lien of this mortgage to exist at any time against said premises, except as stated above;

To keep all buildings insured against loss or damage by fire in manner and form and in such company or companies and in such amount as shall be satisfactory to the Mortgagee; to pay when due all premiums and charges on all such insurance; to deposit with the Mortgagee, upon request, all insurance policies affecting the mortgaged premises, all of which said insurance shall be made payable, in case of loss, to the Mortgagee, with a mortgagee clause satisfactory to the Mortgagee;

To keep in good standing and free from delinquencies all obligations under any mortgage or other lien which is prior to this mortgage.

Should the Mortgagors be or become in default in any of the covenants or agreements herein contained, then the Mortgagee may, at its option, perform the same in whole or in part, and all expenditures made by the Mortgagee in so doing shall bear interest at the rate borne by the principal debt hereby secured, and shall be immediately repayable by the Mortgagors without demand, and, together with interest and costs accruing thereon, shall be secured by this mortgage.

Time is material and of the essence hereof; and in case of breach of any of the covenants or agreements hereof, or if default be made in the payment of any of the sums hereby secured, then, in any such case, all indebtedness hereby secured shall, at the election of the Mortgagee, become immediately due without notice, and this mortgage may be foreclosed; but the failure of the Mortgagee, to exercise such option in any one or more instances shall not be considered as a waiver or relinquishment of the right to exercise such option upon or during the continuance of the same or any other default.

In case of any suit to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or of any suit which the Mortgagee may deem it necessary to prosecute or defend to effect or protect the lien hereof, the Mortgagors agree to pay a reasonable sum as attorney's fees and all costs and legal expenses in connection with said suit, and further agree to pay the reasonable costs of searching the records and abstracting or insuring the title, and such sums and costs and expenses shall be secured hereby and be included in the decree of foreclosure.

Upon or during the continuance of any default hereunder, the Mortgagee shall have the right forthwith to enter into and upon the mortgaged premises and take possession thereof, except under circumstances where such taking is expressly prohibited by law, and collect the rents, issues and profits thereof, and apply the same, less reasonable costs of collection, upon the indebtedness hereby secured; and the Mortgagee shall have the right to the appointment of a receiver to collect the rents, issues and profits of the mortgaged premises and/or to manage the property during the pendency of legal proceedings. The rents, issues and profits of said premises after default shall accrue to Mortgagee's benefit and are hereby assigned and mortgaged to Mortgagee as additional security for the indebtedness herein described.

All rights and remedies conferred on Mortgagee by this mortgage are cumulative and additional to any and all other rights and remedies conferred by law, and are not exclusive. If any provision of this mortgage be found invalid or unenforceable, such invalidity or unenforceability shall not affect any other provision hereof; and the mortgage shall be construed as though the invalid or unenforceable provision had been omitted.

The covenants and agreements herein contained shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, The Mortgagors have hereunto set their hands the day and year first above written.

Rudolph Cacka
Frances Cacka

(Leave this space blank for filing data)

STATE OF OREGON } ss
 County of Klamath }

Know all men by these presents that

Klamath Production Credit Assoc.

7 Sept. 1965

10:35 A.M. and duly

M-65 Mortgages

1145

by *Jane Wever* Deputy

Feb \$3.00

(SEAL) (COPY)

Klamath Production Credit Assoc. 1965 to 1970

ACKNOWLEDGMENT. ACKNOWLEDGMENT

STATE OF OREGON

County of Klamath

On this 2nd day of September, 1965,

before me, the undersigned, personally appeared

the above named *Rudolph Cacka and*

Frances Cacka, husband and wife

and they acknowledged to me that they are the

their

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Clarence A. Scott

Notary Public, State of Oregon

My Commission expires Feb. 7, 1967