

FEDERAL FARM LOAN AMORTIZATION MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That on this 1st day of March, 1966,

Henry G. Wolff and Dorothy L. Wolff, husband and wife; Gerald C. Wolff, a married man,
and Darlene F. Wolff, wife of Gerald C. Wolff, and Jack Wolff, also known as J. W. Wolff, a
 Single Man

hereinafter called the Mortgagors, hereby grant, bargain, sell, convey and mortgage to THE FEDERAL LAND BANK OF SPOKANE, a corporation organized and existing under the Federal Farm Loan Act as amended, with its principal place of business in the City of Spokane, County of Spokane, State of Washington, hereinafter called

the Mortgagee, the following described real estate situate in the County of Klamath, State of Oregon, to wit:

PARCEL I: SW $\frac{1}{4}$ of Section 25 Township 34 South, Range 8 E.W.M.

NW $\frac{1}{4}$ of Section 36 Township 34 South, Range 8 E.W.M.

SE $\frac{1}{4}$ of Section 36 Township 34 South, Range 8 E.W.M.

Section 31 and 32 - A tract of land described as follows:

From the quarter corner common to Sections 30 and 31, Township 34 South, Range 9 E.W.M., South along the center section line of Section 31 marked by an established fence 1/4 mile; thence East along an established fence 150 feet to the center of the Sprague River, the point of beginning of this survey; thence upstream along the center line of the Sprague River North 33°16' East 382.84 feet; thence North 46°28' East 560 feet; thence North 45° East 550 feet; thence North 82°34' East 435 feet; thence North 60°15' East 201.53 feet; thence North 30°26' East 92.78 feet along the center line of the Sprague River to the North line of Indian Allotment No. 547; thence along the North line of Indian Allotment No. 547, Section 31, East 918 feet; thence continuing up the Sprague River South 28°44' East 176.81 feet; thence South 21°40' East 685.1 feet; thence South 9°07' West 220 feet; thence South 29°29' West 370 feet to a fence crossing the Sprague River; thence along an established line of fence West 2697 feet to the point of beginning.

Lots 6 and 7 of Section 6 Township 35 South, Range 9 E.W.M.

Lot 1, of Section 7 Township 35 South, Range 9 E.W.M.

Lots 1 and 2, of Section 2 Township 35 South, Range 8 E.W.M.

SE $\frac{1}{4}$ of Section 1 Township 35 South, Range 8 E.W.M.

NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, Township 35 South, Range 8 E.W.M.

PARCEL II: S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 25 Township 34 South, Range 8 E.W.M.

NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34 Township 34 South, Range 8 E.W.M.

W $\frac{1}{2}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35 Township 34 South, Range 8 E.W.M.

S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 36 Township 34 South, Range 8 E.W.M.

N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 36 Township 34 South, Range 8 E.W.M.

Lot 4, SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 3 Township 35 South, Range 8 E.W.M.

NE $\frac{1}{4}$ of Section 1 Township 35 South, Range 8 E.W.M.

NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 9 Township 35 South, Range 8 E.W.M.

NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10 Township 35 South, Range 8 E.W.M.

S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 2 Township 35 South, Range 8 E.W.M.

S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 2 Township 35 South, Range 8 E.W.M.

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PARCEL III: SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying Southerly of Sprague River in Section 31, and Lots 2, 3, 4 and E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$ Section 31; S $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32, all in Township 34 South, Range 9 E.W.M.

Lots 3, 4, 5, and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 6 Township 35 South, Range 9 E.W.M.

PARCEL IV: S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 31 Township 34 South, Range 9 E.W.M.

NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32 Township 34 South, Range 9 E.W.M.

E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32 Township 34 South, Range 9 E.W.M.

W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32 Township 34 South, Range 9 E.W.M.

E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32 Township 34 South, Range 9 E.W.M.

Lots 1 and 2 of Section 6 Township 35 South, Range 9 E.W.M.

PARCEL V: N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 2 Township 35 South, Range 8 E.W.M.

Lots 3 and 4, less East 10 acres of Lot 4 of Section 1 Township 35 South, Range 8 E.W.M.

PARCEL VI: East 10 acres of Lot 4 of Section 1 Township 35 South Range 8 E.W.M.

Together with all pumps, motors, and other irrigation equipment now or hereafter used with said property, which are hereby declared appurtenant thereto.

This rider is attached to and made a part of this mortgage dated March 1, 1966, executed by the undersigned.

Theresa Y. Wolff
Theresa Y. Wolff
Brother L. Wolff
Gerald C. Wolff
J. Darlene Wolff

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together with the tenements, hereditaments, rights, privileges and appurtenances, including private roads, now or hereafter belonging to or used in connection with the above described premises; and all plumbing, lighting, heating, cooling, ventilating, elevating, watering and irrigating apparatus, stationary scales and other fixtures, now or hereafter belonging to or used in connection with the above described premises, all of which are hereby declared to be appurtenant to said land; and together with all waters and water rights of every kind and description and however evidenced, and all ditches or other conduits, rights therein and rights of way therefor, which now are or hereafter may be appurtenant to said premises or any part thereof, or used in connection therewith.

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This conveyance is intended as a mortgage securing the performance of the covenants and agreements hereinafter contained, and the payment of the debt represented by one promissory note made by the mortgagors to the order of the mortgagee, of even date herewith, for the principal sum of -----

One Hundred Twenty Thousand ----- Dollars (\$120,000.00),

with interest thereon from date at the rate of 5½ % per annum on the principal sum from time to time remaining unpaid, payable to the mortgagee at its office in the City of Spokane, State of Washington, as follows:

Interest only payable on May 1st, 1966, and ----- annually thereafter to and including -----, 19 . Thereafter 34 equal ----- annual payments of \$ 7797.00 each, payable on the first day of May ----- in each year, beginning on the first day of May, 1967, and a final payment of \$ 7797.00, payable on the first day of May, 2001, unless matured sooner by extra payments on principal; each of said payments shall be applied first to interest, then to principal. All payments not made when due shall bear interest thereafter until paid at six per cent per annum.

Mortgagors covenant and agree:

That they are lawfully seized of said premises in fee simple, have good right and lawful authority to convey and mortgage the same, and that said premises are free from encumbrance; and each of the mortgagors will warrant and defend the same forever against the lawful claims and demands of all persons whomsoever, and this covenant shall not be extinguished by any foreclosure hereof, but shall run with the land;

To pay all debts and moneys secured hereby when due;

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 cut or permit the cutting of timber from said premises except for domestic use; to maintain and cultivate the premises in a good and husbandlike manner, using approved methods of preserving the fertility thereof; to keep the orchards on said land properly irrigated, cultivated, sprayed, pruned and cared for; 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 deliver to the mortgagee proper receipts therefor; and to suffer no other lien or encumbrance prior to the lien of this mortgage to exist at any time against said premises;

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 all premiums and charges on all such insurance when due; to deposit with the mortgagee all insurance policies affecting the mortgaged premises, with receipts showing payment of all premiums and charges affecting said policies; and that all insurance whatsoever affecting the mortgaged premises shall be made payable, in case of loss, to the mortgagee, with a mortgagee clause in favor of and satisfactory to the mortgagee. The mortgagee shall be entitled to receive the proceeds of any loss under any such policy, which, if not used in accordance with the regulations of the Farm Credit Administration for reconstruction of the buildings damaged or destroyed, may be applied by the mortgagee upon the indebtedness hereby secured in such manner as it shall elect.

If any of the mortgaged property shall be taken under right of eminent domain, the mortgagee shall be entitled at its option to receive all compensation for the portion taken and damages to the remaining portion, to be applied by the mortgagee upon the indebtedness hereby secured in such manner as it shall elect.

Should the mortgagors be or become in default in any of the covenants or agreements herein contained, then the mortgagee (whether electing to declare the whole indebtedness hereby secured due and payable or not) may, at its option, perform the same in whole or in part, and all expenditures made by the mortgagee in so doing shall draw interest at the rate of 6 per cent per annum, 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, or if the whole or any portion of said loan shall be expended for purposes other than those specified in the original application therefor except, by the written permission of said mortgagee, or if said land or any portion thereof shall be hereafter included in any special assessment district, 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 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 records and abstracting or insuring the title, and such sums shall be secured hereby and 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, 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. The rents, issues and profits of said premises after default are hereby assigned and mortgaged to the mortgagee as additional security for the indebtedness herein described.

This mortgage and the note secured hereby are executed and delivered under and in accordance with the said Federal Farm Loan Act and acts amendatory thereof or supplementary thereto, and are subject to all the terms, conditions and provisions thereof, which acts are made a part hereof the same as if set out in full herein.

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.

Darlene F. Wolff, wife of Gerald C. Wolff, joins in this mortgage for the purpose of subjecting any right, title or interest which she may have in the mortgage security to the lien of the said mortgage, but does not assume any personal liability for the payment of the debt secured hereby.

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

Henry G. Wolff
Dorothy L. Wolff
Gerald C. Wolff
Darlene F. Wolff

STATE OF OREGON

County of Klamath Falls } ss.

On this 21st day of March, 1966, personally appeared the above named

Henry G. Wolff and Dorothy L. Wolff, husband and wife; Gerald C. Wolff, a married man,

and Darlene F. Wolff, wife of Gerald C. Wolff, and Jack Wolff, also known as J. W. Wolff,

a Single Man,

and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON, } ss.
 Before me, County of Klamath }

Filed for record at request of:

OREGON TITLE COMPANY OF KLAMATH COUNTY

on this 21 day of March, A. D. 1966

at 4:08 o'clock P. M. and duly

recorded in Vol. 14-66 of Mortgages

Page 2421.

DOROTHY RUGGERS, County Clerk

Fee 6.00 By 6 General Deputy

Bryan Williams
 Notary Public in and for the State of Oregon,

residing at Klamath Falls, Oregon

My commission expires 8/13/1966