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THIS MORTGAGE, Made this 1st day of February, 1966, between ARDEN-MAYFAIR, INC., duly organized and existing under the laws of the State of Delaware, hereinafter called the Mortgagor, and EDWARD R. ROUFS and MARGARET A. ROUFS, husband and wife, hereinafter called the Mortgagee, WITNESSETH, That said mortgagor, in consideration of - - - THIRTY-TWO THOUSAND - - - Dollars, to it paid by said mortgagee, does hereby grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators, successors and/or assigns, that certain real property situated in Klamath County, State of Oregon, bounded and described as follows:

Lots 21 and 22 in Block 2, St. Francis Park, Klamath County, Oregon

The note herein secured provides that same cannot be prepaid without payee's permission, therefore if Mortgagor should improve the premises together with other lands owned by it, then in such event Mortgagee will accept a pay-off of said mortgage or will subordinate the lien of their mortgage to any construction loan.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and which may hereafter thereto belong or appertain, and the rents, issues and profits therefrom, and any and all fixtures upon said premises at the time of the execution of this mortgage or at any time during the term of this mortgage.

To Have and to Hold the said premises with the appurtenances unto the said mortgagee, his heirs, executors, administrators, successors and/or assigns forever.

This mortgage is intended to secure the payment of a promissory note of which the following is a substantial copy:

\$ 32,000.00 Los Angeles, California February 1, 1966.
FOR VALUE RECEIVED, ARDEN-MAYFAIR, INC., a Corporation, promises to pay Edward R. Roufs and Margaret A. Roufs, husband and wife, or the survivor of them, or order, at First Federal Savings & Loan Association, at Klamath Falls, Oregon, - - - THIRTY-TWO THOUSAND - - - DOLLARS, in lawful money of the United States of America, with interest thereon, in like lawful money, at the rate of 6 per cent per annum from Feb. 15, 1966 until paid, payable in annual installments of \$4,000.00 plus the full amount of interest due on this note at the time of each installment. The first payment to be made on the 15th day of March, 1967, and a like payment on the 15th day of each March thereafter, until the whole sum, principal and interest, has been paid; if any of said installments is not so paid, the whole sum of both principal and interest to become immediately due and collectible at the option of the holder of this note. And in case suit or action is instituted to collect this note or any portion thereof, said corporation promises to pay such additional sum as the Court may adjudge reasonable as Attorney's fees in such suit or action. This note can not be prepaid without payee's permission.

IN WITNESS WHEREOF, the Vice-President and the Secretary of said Corporation, under authority of a resolution adopted by its Board of Directors, have hereunto signed the name of the Corporation and affixed its corporate seal.

ARDEN-MAYFAIR, INC., a Delaware corporation.
By /s/ ALLAN S. TINGEY Vice-President. By /s/ VIRGINIA KEALER Secretary.

FORM No. 101—Note—Corporation—Installment.

And said mortgagor covenants to and with the mortgagee, his heirs, executors, administrators, successors and/or assigns, that it is lawfully seized in fee simple of said premises and has a valid, unencumbered title thereto

and will warrant and forever defend the same against all persons; that it will pay said note, principal and interest, according to the terms thereof; that while any part of said note remains unpaid it will pay all taxes, assessments and other charges of every nature which may be levied or assessed against said property, or this mortgage or the note above described, when due and payable and before the same may become delinquent; that it will promptly pay and satisfy any and all liens or encumbrances that are or may become liens on the premises or any part thereof superior to the lien of this mortgage; that it will keep the buildings now on or which hereafter may be erected on the said premises continuously insured against loss or damage by fire and such other hazards as the mortgagee may from time to time require, in an amount not less than the original principal sum of the note or obligation secured by this mortgage, in a company or companies acceptable to the mortgagee, with loss payable first to the mortgagee and then to the mortgagor as their respective interests may appear; all policies of insurance shall be delivered to the mortgagee as soon as insured. Now, if the mortgagor shall fail for any reason to procure any such insurance and to deliver said policies to the mortgagee at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings, the mortgagee may procure the same at mortgagor's expense; that it will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste of said premises. At the request of the mortgagee, the mortgagor shall join with the mortgagee in executing one or more financing statements pursuant to the Uniform Commercial Code, in form satisfactory to the mortgagee, and will pay for filing the same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the mortgagee.

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay said note according to its terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the payment of said note; it being agreed that upon a failure to perform any covenant herein, or if proceeding of any kind be taken to foreclose any lien on said premises at once due and payable, and this mortgage may be foreclosed at any time thereafter. And if the mortgagor shall fail to pay any taxes or charges or any lien, encumbrance or insurance premium as above provided for, the mortgagee may at his option do so, and any payment so made shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the same rate as said note without waiver, howsoever, of any right arising to the mortgagee for breach of covenant. And this mortgage may be foreclosed for principal, interest and all sums paid by the mortgagee at any time while the mortgagor neglects to repay any sums so paid by the mortgagee. In the event of any suit or claim being instituted to foreclose this mortgage, the mortgagor agrees to pay all reasonable costs incurred by the mortgagee for title reports and title search, all statutory costs and disbursements and such further sum as the trial court may adjudge reasonable as plaintiff's attorney's fees in such suit or action and if an appeal is taken from any judgment or decree entered therein mortgagor further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal, all such sums to be secured by the lien of this mortgage and included in the decree of foreclosure.

Each and all of the covenants and agreements herein contained shall apply to and bind the heirs, executors, administrators, successors and/or assigns of said mortgagor and of said mortgagee respectively.

In case suit or action is commenced to foreclose this mortgage, the Court, may, upon motion of the mortgagee, appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure, and apply the same to the payment of the amount due under this mortgage, first deducting all proper charges and expenses attending the execution of said trust.

In construing this mortgage, it is understood that the mortgagee may be more than one person; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IT IS UNDERSTOOD that the mortgagees take title to this mortgage as joint tenants with the right of survivorship and not as tenants in common.

This mortgage and the rights of mortgagees hereunder are expressly made subordinate to any mortgage or trust deed hereafter placed upon said premises, or any part thereof, in connection with construction of improvements on said premises, and mortgagees agree to execute any documents necessary to effectuate this subordination.

IN WITNESS WHEREOF, ARDEN-MAYFAIR, INC., a corporation, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its Vice-President and Secretary, and its corporate seal to be hereunto affixed this 1st day of February, 1966.

By *Allan S. Tingey* Vice-President
ARDEN-MAYFAIR, INC.
By *Virginia Kealer* Secretary

MORTGAGE

Corporation
(FORM No. 75A)

TO

STATE OF OREGON,
County of *Klamath* ss.

I certify that the within instrument was received for record on the 17 day of *May*, 1966, at 3:53 o'clock P. M. and recorded in book 11-66 on page 5283. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By *Phyllis Hennessy* County Clerk-Recorder.
Lee 300 Deputy.

STAVENS-NEELY LAW PUB. CO., PORTLAND, ORE.

JAMES F. STILWELL & CO.
519 MAIN STREET
KLAMATH FALLS, OREGON

(ORS 93.471)

CALIFORNIA
STATE OF ~~OREGON~~ County of Los Angeles

) ss.

February-May 13, 19 66

Personally appeared *ALLAN S. TINGEY*

and

VIRGINIA KEALER

who, being sworn, each for himself and not one for the other, stated that the former is the Vice-President and that the latter is the Secretary of grantor corporation and that the seal affixed hereto is its seal and that this deed was voluntarily signed and sealed in behalf of the corporation by authority of its board of directors.

Before me:

Phyllis Hennessy
Notary Public for ~~Oregon~~ California

My commission expires *June 15, 1969*

(OFFICIAL SEAL)



OFFICIAL SEAL
PHYLLIS HENNESSY
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY