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THIS MORTGAGE, Made this 10th day of April, 1967, by  
Charles T. Brookshire and Frances I. Brookshire, husband and wife,  
Mortgagor,  
to Kenneth F. Brookshire and Doris E. Brookshire, husband and wife,  
Mortgagees,

WITNESSETH, That said mortgagor, in consideration of the sum of - - - - - Twenty-Seven  
Thousand, Five Hundred Seventy and 82/100 - - - - - (\$27,570.82) Dollars  
to the mortgagor paid by the mortgagees, the said mortgagor does hereby grant, bargain, sell and convey unto  
the said mortgagees as joint tenants with the right of survivorship and not as tenants in common, their assigns  
and the heirs of the survivor of them, those certain premises situate in the County of Klamath  
and State of Oregon, and described as follows, to-wit:

The SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$  and Lot 4 in Section 8, Township 40 South, Range  
10 East of the Willamette Meridian.

EXCEPTING THEREFROM right of way for ditch conveyed to United States of  
America by Deed recorded in Volume 37 at page 412.

ALSO EXCEPTING right of way for ditch conveyed to United States of America  
by Deed recorded in Volume 38 at page 351.

ALSO EXCEPTING right of way for ditch conveyed to United States of America  
by Deed recorded in Volume 45 at page 184.

ALSO EXCEPTING right of way conveyed to Great Northern Railway Company by  
Deeds recorded in Volume 96 at page 93 and Volume 96 at page 94;

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any-  
wise appertaining; together with the rents, issues and profits therefrom and all fixtures now or hereafter placed  
or installed in or upon said described premises,

TO HAVE AND TO HOLD the same unto the said mortgagees as joint tenants with the right of sur-  
vivorship and not as tenants in common, and to their assigns and the heirs of the survivor forever.

This mortgage is intended to secure the payment of one certain promissory note in words  
and figures substantially as follows:

\$27,570.82

Klamath Falls, Oregon

April 10, 1967

On April 5, 1967, or when that certain mortgage executed by makers to Loren W. George  
at us is fully paid, whichever date is earlier, each of the undersigned promises to pay  
to the order of Kenneth F. Brookshire and Doris E. Brookshire, husband and wife, and upon  
the death of any of them, then to the order of the survivor of them, at Portland, Oregon,  
- - Twenty-Seven Thousand, Five Hundred Seventy and 82/100 - - DOLLARS, with interest  
thereon at the rate of five percent per annum from April 10, 1967, until paid; interest  
to be paid annually and if 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. If  
this note is placed in the hands of an attorney for collection, each of the undersigned  
promises and agrees to pay the reasonable collection costs of the holder hereof; and, if  
suit or action is filed hereon, also promises to pay (1) the holder's reasonable attorney's  
fees to be fixed by the trial court and (2) if any appeal is taken from any decision of the  
trial court, such further sum as may be fixed by the appellate court, as the holder's  
reasonable attorney's fees in the appellate court.

It is the intention of the parties hereto that the said payees do not take the title  
hereto as tenants in common but with the right of survivorship, that is: on the death of  
any of the payees, the right to receive payment of the then unpaid balance of principal  
and interest shall vest absolutely in the survivor of them.

s/ Charles T. Brookshire

s/ Frances I. Brookshire

In construing this mortgage and the said note, the word "survivor" shall include survivors, the term "mortgagor" shall include mortgagors; the  
singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and all grammatical changes shall be made;  
assumed and implied to make the provisions hereof apply equally to corporations and to more than one individual; furthermore, the word "mortgagees"  
shall be construed to mean the mortgagees named above, if all or both of them be living, and if not, then the survivor or survivors of them, because  
it is the intention of the parties hereto that the said note and this mortgage shall be held by the said mortgagees as joint tenants with the right of  
survivorship and not as tenants in common and that on the death of one, the moneys then unpaid on said note as well as all rights and interests herein  
given to the mortgagees shall vest forthwith in the survivor of them.

And said mortgagor covenants to and with the mortgagees, and their successors in interest, that he is lawfully seized in fee simple of said  
premises and has a valid, unencumbered title thereto. EXCEPT a prior mortgage, dated April 7, 1967, to  
Loren W. George and Hazel E. George, to which this mortgage is second and inferior.

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and will warrant and forever defend the same against all persons; that he will pay said note(s), principal and interest, according to the terms thereof; that while any part of said note(s) remains unpaid he 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(s) above described, when due and payable and before the same may become delinquent; that he will promptly pay and satisfy any and all liens or encumbrances that are or may be hereafter be erected on the premises insured in favor of the mortgagor; that he will keep the buildings now on or which may hereafter be erected on the premises insured in favor of the mortgagor.

gagor against loss or damage by fire, with extended coverage, in the sum of \$.....insurable value to the mortgagor as in a company or companies acceptable to the mortgagor and will have all policies of insurance on said property made payable to the mortgagor as their interest may appear and will deliver all policies of insurance on said premises to the mortgagor as soon as insured; that he will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste of said premises.

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay said note(s) 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(s); it being agreed that if the mortgagor shall fail to make any payment or to perform any covenant herein, or if a proceeding of any kind be taken to foreclose any lien on said premises, or any part thereof, the mortgagor shall have the option to declare the whole amount unpaid on said note(s) or on this mortgage 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 mortgagor may at their 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(s), without waiver, however, of any right arising to the mortgagor for breach of covenant; and this mortgage may be foreclosed at any time while the mortgagor neglects to repay any sums so paid by the mortgagor.

In the event of any suit or action being instituted to foreclose this mortgage, the mortgagor agrees to pay all reasonable costs incurred by the mortgagor 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.

In case suit or action is commenced to foreclose this mortgage, the court upon motion of the mortgagor, may 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 the mortgage, first deducting all proper charges and expenses attending the execution of said trust.

Each and all of the covenants and agreements herein contained shall apply to, inure to the benefit of and bind the heirs, executors, administrators, successors in interest and assigns of said mortgagor and of said mortgagor respectively.

IN WITNESS WHEREOF, said mortgagor has hereunto set his hand and seal the day and year first above written.

Charles H. Brookshire (SEAL)

Frances I. Brookshire (SEAL)

(SEAL)

(SEAL)

# MORTGAGE

(Survivorship)  
(FORM No. 991)

TO

STATE OF OREGON,  
County of Klamath

I certify that the within instrument was received for record on the 12 day of April, 1967, at 11:49 o'clock P. M., and recorded in book N-67 on page 2608, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers  
County Clerk-Recorder  
By *John M. Miller*  
Fee \$3.00 Deputy  
STEVENS LAW PUB. CO., PORTLAND, ORE.

Return - Empire Realty  
1006 Main Street  
Klamath Falls, Ore.

STATE OF OREGON,

County of Klamath

BE IT REMEMBERED, That on this 10th day of April, 1967, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Charles T. Brookshire and Frances I. Brookshire, husband and wife,

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*John M. Miller*  
Notary Public for Oregon  
My commission expires 10-25-70

