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FILE COPY REV. 12-59

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FEDERAL LAND BANK MORTGAGE

VOL. 770 PAGE 799

KNOW ALL MEN BY THESE PRESENTS, That on this 26th day
of January, 1970,

Susan McAuliffe and Ambrose W. McAuliffe, also known
as Ambrose McAuliffe, wife and husband,

hereinafter called the Mortgagors, hereby grant, bargain, sell, convey and mortgage
to THE FEDERAL LAND BANK OF SPOKANE, a corporation in Spokane, Wash-
ington, hereinafter called the Mortgagee, the following described real estate in the
County of Klamath, State of Oregon:

The description of the real property covered by this mortgage consists of 1 page marked
"A" which is attached hereto and is by reference made a part hereof.

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Auditor, Clerk or Recorder

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Beginning at a point
Section 21 Township

hereinafter called the Mortgagors, hereby grant, bargain, sell, convey and mortgage to THE FEDERAL LAND BANK OF SPOKANE, a corporation in Spokane, Washington, hereinafter called the Mortgagee, the following described real estate in the County of Klamath, State of Oregon:

The description of the real property covered by this mortgage consists of 1 page marked EXHIBIT "A" which is attached hereto and is by reference made a part hereof.

EXHIBIT "A"

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Page 1 of 1

The following described real property in Klamath County, Oregon:

PARCEL NO. 1: That portion of Section 17, Township 33 South, Range 7½ East of the Willamette Meridian, described as follows:

Beginning at a stone marking the corner common to Sections 8, 9, 16, and 17, Township 33 South, Range 7½ East of the Willamette Meridian; thence West along the section line, a distance of 9.78 chains, more or less, to the center of a stream channel known as Anna Creek Slough; thence Southeasterly along the center of the channel of said Anna Creek Slough to a point on the line between said sections 16 and 17, which is 5.6 chains, more or less, South of the above named section corner; thence North 5.6 chains to the point of beginning; being that portion of the NE¼ of the NE¼ of Section 17, Township 33 South, Range 7½ East of the Willamette Meridian lying Northeasterly from Anna Creek Slough;

Lots 1 and 2, the NW¼ of the SE¼, the E½ of the NW¼, the NE¼ of the SW¼ of Section 16, and the W½ of the NW¼ and the NW¼ of the SW¼ of Section 16, less that portion described as follows:

Beginning at a point on the line between Sections 16 and 17, Township 33 South, Range 7½ East of the Willamette Meridian where a stream known as the Anna Creek Slough crosses said section line, and which point is 5.6 chains, more or less, South of the corner of Sections 8, 9, 16, and 17, of said Township and Range; thence South along the section line between said sections 16 and 17, a distance of 56.25 chains, more or less, to the Northwest corner of the SW¼ of the SW¼ of Section 16; thence East along the North line of the SW¼ of the SW¼ of said Section 16, a distance of 14.12 chains, more or less, to the center of the channel of Anna Creek Slough; thence Northwesterly along the center of said channel to the point of beginning; being that portion of the West half of the NW¼ and of the NW¼ of the SW¼ of Section 16, Township 33 South, Range 7½ East of the Willamette Meridian, lying Southwesterly from the Anna Creek Slough.

PARCEL NO. 2: The SW¼ of Section 21, Township 33 South, Range 7½ East of the Willamette Meridian, and the S½SW¼, SW¼SE¼, Section 16; N½NW¼, SW¼NW¼, NW¼NE¼, E½NE¼, Section 21, Township 33 South, Range 7½ East of the Willamette Meridian, SAVING AND EXCEPTING two acre parcel heretofore conveyed for school purposes lying in the Southeast corner of the SW¼SE¼ of Section 16, and SAVING AND EXCEPTING a strip of land 400 feet in width off the East side of the NE¼NE¼, Section 21;

ALSO less a parcel described as: Beginning at a point 1180 feet North of the Southeast corner of the NE¼ of Section 21, Township 33 South, Range 7½ East of the Willamette Meridian; thence West 175 feet; thence North 110 feet; thence East 75 feet; thence South 100 feet; thence East 100 feet; thence South 10 feet to the point of beginning;

ALSO less a parcel described as: Beginning at a point 1180 feet North of and 175 feet West of the Southeast corner of the NE¼ of Section 21, Township 33 South, Range 7½ East of the Willamette Meridian; thence running West 200.5 feet; thence North 110 feet; thence East 200.5 feet; thence South 110 feet to the point of beginning.

Initials: J. M. A. M.

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including all leases, permits, licenses or privileges, written or otherwise, appurtenant or nonappurtenant to said mortgaged premises, now held by mortgagors or hereafter issued, extended or renewed to them by the United States or the State or any department, bureau, or agency thereof, which have been or will be assigned or waived to mortgagee.

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.

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 \$ 150,000.00, with interest as provided for in said note, being payable in instalments, the last of which being due and payable on the first day of December 1989. All payments not made when due shall bear interest thereafter until paid at 10 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, assessments and other charges 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 and such other risks 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 upon request 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 10 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 provisions of the Farm Loan Act and acts amendatory thereof or supplementary thereto, and are subject to all the 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, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, The mortgagors have hereunto set their hands the day and year

STATE OF Ore } ss.
County of Klamath

Susan McAuliffe also known as Susan J. McAuliffe
Ambrose W. McAuliffe also known as Ambrose W. McAuliffe
to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge (they) executed the same as (his) (her) (their) free act and deed.

STATE OF _____ } ss.
County of _____

STATE OF OREGON, COUNTY OF KLAMATH; ss.
Filed for record at request of Transamerica Title Ins. Co.
this 2nd day of February A. D., 1970 at 11:04 o'clock A. M., and
Vol. M-70 of Mortgages on Page 799
FEE \$ 6.00

By WM. D. MILNE, Clerk
Charles H. D.

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appurtenant or nonappurtenant to said mortgaged land, and to them by the United States or the State or any agency thereof, or waived to mortgagee.

appurtenances, including private roads, now or hereafter, and all plumbing, lighting, heating, cooling, ventilation and other fixtures, now or hereafter belonging to or used by declared to be appurtenant to said land; and together with all other evidence, and all ditches or other conduits, rights appurtenant to said premises or any part thereof, or

force of the covenants and agreements hereinafter contained, made by the mortgagors to the order of the mortgagee, with interest as provided for in said note, on the first day of December 1989, paid at 10 per cent per annum.

have good right and lawful authority to convey and execute; and each of the mortgagors will warrant and defend of all persons whomsoever, and this covenant shall run with the land;

after existing on said premises in good repair and not to be cut or permit the cutting of timber from the premises in a good and husbandlike manner, using the orchards on said land properly irrigated, cultivated, and any kind upon said premises; not to use or permit the land to do all acts and things necessary to preserve all water on said premises;

on said premises and to deliver to the mortgagee proper title to the lien of this mortgage to exist at any time against

and such other risks in manner and form and in such compliance with the mortgage; to pay all premiums and charges on all such insurance policies affecting the mortgaged premises, including said policies; and that all insurance clause in favor of and to the mortgagee, with a mortgagee clause in favor of and to receive the proceeds of any loss under any such policy, Credit Administration for reconstruction of the buildings indebtedness hereby secured in such manner as it shall elect.

of eminent domain, the mortgagee shall be entitled at damages to the remaining portion, to be applied by the mortgagee as it shall elect.

the covenants or agreements herein contained, then the mortgagee secured due and payable or not) may, at its option, made by the mortgagee in so doing shall draw interest at the rate by the mortgagors without demand, and, together with the mortgage.

breach of any of the covenants or agreements hereof, or if the whole or any portion of said loan shall be applied application therefor except, by the written permission of the mortgagee, become immediately due without the mortgagee to exercise such option in any one or more of the right to exercise such option upon or during the

any charge growing out of the debt hereby secured, or any defend to effect or protect the lien hereof, the mortgagors legal expenses in connection with said suit, and further agree to insure the title, and such sums shall be secured hereby

under, the mortgagee shall have the right forthwith to enter the premises, and collect the rents, issues and profits thereof, and apply the same hereby secured, and the mortgagee shall have the right to profits of the mortgaged premises. The rents, issues and profits of the mortgaged to the mortgagee as additional security for the

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.

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

STATE OF Ore } ss.
County of Klamath

Susan McAuliffe, also known as Susan J. McAuliffe
and Ambrose W. McAuliffe, also known as Ambrose McAuliffe

to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the same as (his) (her) (their) free act and deed.

STATE OF _____ } ss.
County of _____

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins. Co.
this 2nd day of February A. D., 1970 at 11:04 o'clock A. M., and duly recorded in
Vol. M-70 of Mortgages on Page 799

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Charles H. Dierckman Deputy

On Jan 30 1970 before me personally appeared

NOTARY PUBLIC
My Commission Expires Aug 13 1970
On _____, before me personally appeared

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