

COMBINATION REAL PROPERTY MORTGAGE
SECURITY AGREEMENT (CHattel MORTGAGE)

Recording Requested
By and Mail to
LAURENTIDE INDUSTRIAL FINANCE CORPORATION
Address: 432 So. 7th St.,
City, County & State:
Klamath Falls, Klamath, Oregon

47053
Date of
This Loan 11-16-70

Branch
No. 45218

Loan and Instalment
Investment Certificate No. 4-9563
4-9563

LENDER/MORTGAGEE

BORROWERS/MORTGAGORS:

(1) Severino Alveraz Age: 61

(2) Nellie Alveraz

Address: 5308 Altamont Drive

City: Klamath Falls, Oregon

Principal Amount of Note:	Number of Payments (On Instalment Investment Cif.)	Amount of Each Payment Except Final (On Instalment Investment Cif.)	Final Payment Equal in Any Case To Unpaid Principal	Due Date of First Payment (On Instalment Investment Cif.)	Due Date of Note	Credit Insurance Premium:
\$312.00	36	\$ 92.00	\$92.00	1-2-71	11-16-73	Life \$ 59.62 Disab. \$ 99.36 Total \$ 158.98
				Others: Same Day of Each Month		

KNOW ALL MEN BY THESE PRESENTS that the undersigned as Mortgagor(s), hereby mortgages, pledges, grants, bargains, sells and conveys to LAURENTIDE INDUSTRIAL FINANCE CORPORATION, hereinafter termed Mortgagee (a) that certain motor vehicle(s) described below, together with all equipment and accessories thereunto now and hereafter attached, (b) all of the household goods and other chattel property now or hereafter located in or about the premises constituting the Mortgagor's residence at the above stated address, including but not limited to the property hereinafter described, (c) the hereinafter described real property, and (d) Instalment Investment Certificate shown above, under even date, as security for payment of a promissory note in the amount, date and terms stated above. Reference is hereby made to said promissory note as set forth above. Said note further provides that the payment thereof may be enforced by separate action without waiver of this mortgage. This mortgage also shall secure further payment and additional sums of money as may be loaned from time to time hereafter by said Mortgagee to said Mortgagor, together with interest and charges thereon, but for no greater amount than \$2000.00 in excess of the face amount of the presently existing note referred to above, as security for the performance by Mortgagor of each of the following covenants, conditions and agreements as set forth on the reverse hereof which are incorporated herein by this reference.

The mortgaged vehicle(s) is described as follows: none

Year-Model	Make	No. Cyls.	Body Type	Serial or I.D. No.	License No.

WAGE ASSIGNMENT AND ALL HOUSEHOLD GOODS BELONGING TO DEBTORS, NO EXCEPTIONS

THAT CERTAIN REAL PROPERTY, SITUATED IN KIAMATH COUNTY, STATE OF OREGON, DESCRIBED AS FOLLOWS:

Altamont Small Farms- Lot 29 less a 10 Foot strip along the East side of Road 4

Witness: [Signature]
Witness: [Signature]

(1) Severino Alveraz Mortgagor
(2) Nellie Alveraz Mortgagor

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COMBINATION REAL PROPERTY MORTGAGE
SECURITY AGREEMENT
Recording Requested
By and Mail to
LAURENTIDE INDUSTRIAL FINANCE CORPORATION
Address: 432 So. 7th St.,
City, County & State: Klamath Falls, Klamath, Oregon
Principal Amount
of Note: \$3240.00
KNOW ALL MEN BY THESE PRESENTS that the undersigned as Mortgagor(s), hereby mortgages, pledges, grants, bargains, sells and conveys to LAURENTIDE INDUSTRIAL FINANCE CORPORATION, hereinafter termed Mortgagee (a) that certain motor vehicle(s) described below, together with all equipment and accessories thereunto now and hereafter attached, (b) all of the household goods and other chattel property now or hereafter located in or about the premises constituting the Mortgagor's residence at the above stated address, including but not limited to the property hereinafter described, (c) the hereinafter described real property, and (d) Instalment Investment Certificate shown above, under even date, as security for payment of a promissory note in the amount, date and terms stated above. Reference is hereby made to said promissory note as set forth above. Said note further provides that the payment thereof may be enforced by separate action without waiver of this mortgage. This mortgage also shall secure further payment and additional sums of money as may be loaned from time to time hereafter by said Mortgagee to said Mortgagor, together with interest and charges thereon, but for no greater amount than \$2000.00 in excess of the face amount of the presently existing note referred to above, as security for the performance by Mortgagor of each of the following covenants, conditions and agreements as set forth on the reverse hereof which are incorporated herein by this reference.

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(2) In the event the Mortgagee defaults on any payment of said note or notes or fails to comply with any of the terms and conditions of the note or of this mortgage or a proceeding in bankruptcy, receiver shall be instituted against the Mortgagee or his property, or the Mortgagee deems the above property in danger of misuse or confiscation, the full amount of the note shall be in full election of Mortgagee, be immediately due and payable. It is agreed that the extension of any payment or the acceptance of a part thereof, or the failure of the Mortgagee to enforce any other breach hereof, shall not be construed as a waiver, by the Mortgagee, of the strict performance of all the conditions hereof, or a waiver of any subsequent breach; and the Mortgagee may nevertheless without notice or demand for performance enforce this mortgage upon the breach by the Mortgagee of any of the conditions herein contained, or upon failure to make prompt payment according to any extension made.

(3) The Mortgagor shall keep said property free of all taxes, liens and encumbrances; shall not use the same illegally or improperly; shall not transfer any interest in this mortgage or said property; shall not remove same from the state without permission of the holder of this mortgage. Any sum of money paid by the Mortgagee in payment or discharge of taxes, liens and encumbrances on said property shall be secured by and under this mortgage.

transfers on said property shall be the security for:

(a) default in the performance of any of the covenants herein contained or any of the payments due the Mortgagee; or if Mortgagee shall at any time have reasonable cause to deem itself insecure, or if Mortgagee shall sell or assign, or attempt to sell or

(5) It is understood that this mortgage covers both real and personal property, each having its own separate value and Mortgagor agrees to provide Mortgagee a title policy covering said described real property. In the event of a breach of this mortgage by the Mortgagor in any manner of any of the terms of this mortgage and it is necessary for the Mortgagee to foreclose said mortgage, it is specifically agreed between the parties that the Mortgagee may elect to proceed and foreclose first against the personal property described herein under the terms hereof,

TO HAVE AND TO HOLD the said premises with the appurtenances unto the said Mortgagee, its successors and assigns forever, said Mortgagee covenants to the Mortgagee, its successors and assigns, that the said premises are free from all mortgages, liens or encumbrances, and that the said premises have and shall have a valid,

NOW, THEREFORE, If said Mortgagor shall keep and perform the covenants herein 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 payment of said note and the payment of said note. It being agreed that failure to perform any covenant herein or if any proceeding be commenced

(6) No transfer, renewal, extension or assignment of this mortgage, or any interest hereunder, or loss, injury, or destruction of said property shall release the Mortgagor from his obligation hereunder; the assignees shall be entitled to all the rights of the Mortgagee.

(7) Mortgagor hereby waives the right to remove any legal action from the court originally acquiring jurisdiction, and waives all homestead and other property exemption laws. Any provisions of this mortgage prohibited by law of any state shall as to said state be ineffective to the extent of such prohibition without invalidating the remaining provisions of the mortgage.

STATE OF OREGON
COUNTY OF Klamath } 35.

BE IT REMEMBERED that on the 1 day of December, 1970, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the within named Severino Alveraz and Nallie Alveraz who are known to me to be the identical individual(s) described in and who executed the within instrument

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial Seal the day and year last above written.

My Commission Expires. 12-15-72

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Laurentide Industrial Finance Corporation

this 1st day of December A. D., 1970 at 11:29 o'clock M., and duly recorded in
Vol. M 70 of Book of Mortgages on Page 10660

Fee: \$3.00

WM. D. MILNE, County Clerk
By Sara Mathis

20-177

COMBINATION
SECURITY AGREEMENT

Recording Requested
By and Mail to

LAURETIDE INDUSTRIES, INC.

Address: 432 So.
City, County & State.

Principal Amount