

MORTGAGE REAMORTIZATION AGREEMENT

(Loan No. 136971)

THIS AGREEMENT, Made this 4th day of March, 1971, between

John R. Murphy and Patricia Murphy, husband and wife,

hereinafter designated as Mortgagors; and The Federal Land Bank of Spokane, a corporation organized and existing under the Federal Farm Loan Act, approved July 17, 1916, with its principal place of business in the City of Spokane, County of Spokane, State of Washington, hereinafter designated as Mortgagee, WITNESSETH:

THAT WHEREAS, By mortgage recorded as instrument No. 28499 in Book M-68 of Mortgages, at page 21253, records of Klamath County, State of Oregon, Mortgagors, or their predecessors in interest, mortgaged to The Federal Land Bank of Spokane, a corporation, the real property described therein, reference to which mortgage as so recorded is hereby made for the terms thereof and the description of said property; and

WHEREAS, There is owing Mortgagee upon the debt secured by said mortgage the aggregate sum of \$ 56,412.12 as of February 26, 1971, being the date as of which this agreement is effective; and

WHEREAS, The Mortgagors desire that the said indebtedness be reamortized;

NOW, THEREFORE, In consideration of the premises and the mutual promises of the parties hereto it is agreed:

That the said total sum now owing under said mortgage, as hereinabove set forth, with interest from the date as of which this agreement is effective at the rate of 7 1/2 % per annum on an amortization plan, shall be paid as follows:

Interest on the aggregate sum shall be payable on the first day of February, 1972, and

annually thereafter, the aggregate sum shall be payable in 19 instalments of Five Hundred Sixty-four and 12/100 DOLLARS

each, the first such instalment being payable on the first day of February, 1972, and an instalment being payable on each succeeding interest payment date to and including the first day of February, 1990, and a final instalment of the balance unpaid on the first day of February, 1991, unless this debt shall be matured sooner by extra payments.

The interest rate specified above shall remain in effect until the second interest instalment date; but on said date, and on any subsequent instalment date, the bank, at its option, may establish a higher or lower rate of interest effective on the day following which shall apply to the unmatured balance of the debt evidenced hereby and shall remain in effect until a different rate of interest is established hereunder. Such different rates shall be established in accordance with the provisions of the Federal Farm Loan Act and the regulations of the Farm Credit Administration as then existing; and shall not be applied retroactively.

All sums not paid when due, whether principal or interest, shall bear interest thereafter until paid at ten per cent per annum.

Any mortgagor hereof may at any time pay any amount of principal hereon in advance of its maturity. Unless the mortgagee otherwise elects, any such payment shall operate to reduce the balance owing and to discharge the debt evidenced hereby at an earlier date, but shall not alter the obligation to pay full instalments periodically as above provided until the debt is paid in full.

In consideration of the change in terms of payment herein provided, Mortgagors hereby covenant and agree to pay the said aggregate amount unpaid under the terms of said note and mortgage, with interest at the rate specified, at the times and in the amounts as above set forth, it being expressly agreed that if Mortgagors were not heretofore personally liable under said note and mortgage they hereby assume and agree to pay the debt owing thereunder, and to perform each of the other agreements therein provided of the mortgagors therein named.

The said mortgage and the lien thereof (except as to any property heretofore released therefrom of record) and the note secured thereby, as the times for payment are hereby changed, are continued in full force and effect in each of the covenants and agreements therein contained; and mortgagee may at its option declare the entire indebtedness due and payable upon default in the payment of any of the sums secured, when due as so specified, or for any other cause for acceleration of maturity specified in said mortgage.

Mortgagee hereby expressly reserves all rights against sureties, guarantors and all parties liable for the payment of said indebtedness, and any persons who may have any interest in or lien upon any or all of the property so mortgaged, who do not consent hereto, and the right of itself and of all such parties to maintain any action on the original note and mortgage necessary to preserve such rights. All rights of any one against whom rights are herein reserved may be enforced as if this agreement had not been made.

The Mortgagors and all other persons hereafter becoming liable for the payment of the above debt consent to all indulgences, extensions, renewals and reamortizations granted or permitted by the Mortgagee.

This agreement is for the benefit of and binding upon the heirs, representatives, successors and assigns of all parties executing the same, respectively.

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CRAN
STATE OF
OREGON

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year first above written. 2255

John R. Murphy

Patricia Murphy

Mortgagors

Attest:

THE FEDERAL LAND BANK OF SPOKANE

By

Assistant Vice President

Mortgagee

Approved:

Attorney

STATE OF OREGON

County of Klamath

On this day of 19, before me, a Notary Public in and for the said state, personally appeared John R. Murphy and Patricia Murphy, husband and wife,

known to me to be the person(s) described in and whose name(s) are subscribed to and who executed the foregoing instrument and acknowledged to me that they executed, signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and notarial seal the day and year last above written.

Notary Public in and for the State of Oregon

Residing at Klamath Falls

My commission expires Aug 13 1972

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Transamerica Title Ins. Co.

this 16th day of March A.D. 1971 at 4:03 clock P.M., and duly recorded in Vol. M71 of Mtgs. on Page 2254

Fee \$3.00

W.D. MILNE, County Clerk

By Deputy Clerk

Return to:
Bryant Williams
900 Klamath Ave.
City

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NOTARY
STATE OF
COUNTY

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Patricia Murphy

Mortgagors

Attest:

By

Assistant Vice President

Mortgagee

Assistant Secretary

Approved:

Attorney

STATE OF OREGON

County of Klamath

ss.

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Wm. D. MILNE, County Clerk

By

Return to:
Bryant Williams
900 Klamath Ave.
City

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CLERK
STATE OF
OREGON