

## REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That on this 31st day of March, 1971,

Jack B. Thomas and Alice M. Thomas, husband and wife

hereinafter called the MORTGAGORS, hereby grant, bargain, sell, convey and mortgage to

CENTRAL OREGON

PRODUCTION CREDIT ASSOCIATION,

a corporation organized and existing under the Farm Credit Act of the Congress of the United States, as amended, with its principal place of business in the City of Redmond,

State of Oregon, hereinafter called the MORTGAGEE, the following described real estate in the County of Klamath, State of Oregon, to-wit:

## Fort Klamath Property:

Beginning at SE corner of lot 3, Sec. 31, Township 32 South, Range 7½ East of the Willamette Meridian, running thence north along the east line of said lot 3 a distance of 650 feet; thence west and parallel to the south line of said lot 3 a distance of 1000 feet, more or less to the easterly line of State Highway running through said Section 31; thence southeasterly along the easterly line of said State Highway to its intersection with the south line of said lot 3; thence east along the South line of said lot 3; 681 feet more or less to the place of beginning being a tract of land situate in lot 3, section 31, township 32 south, range 7½ east of the Willamette Meridian.

together with all the tenements, hereditaments, rights, privileges, appurtenances, and fixtures, including all irrigating and watering apparatus, now or hereafter belonging to, located on, or used in connection with the above described premises, and together with all waters and water rights of every kind and description and however evidenced, and all ditches or other conduits and rights of way thereof, appurtenant to said premises or used in connection therewith; and together with all range and grazing rights (including rights under the Taylor Grazing Act and Federal Forest Grazing privileges), now or hereafter issued in connection with or appurtenant to the said real property; and the mortgagors covenant that they will comply with all rules, regulations and laws pertaining thereto and will in good faith endeavor to keep the same in good standing and will execute all waivers and other documents required to give effect to these covenants, and that they will not sell, transfer, assign or otherwise dispose of said rights or privileges without the prior written consent of the mortgagee.

## SUBJECT TO

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 promissory note(s) made by one or more of the Mortgagors (unless otherwise indicated) to the order of the Mortgagee, as follows:

| MATURITY DATE | DATE OF NOTE   | AMOUNT OF NOTE |
|---------------|----------------|----------------|
| March 5, 1972 | March 31, 1971 | \$19,931.00    |
| March 5, 1972 | March 17, 1971 | \$ 3,721.00    |

This mortgage is intended to secure not only the note(s) hereinbefore specifically described, but also any outstanding balance of indebtedness, not exceeding \$45,000.00, plus interest from the date of such indebtedness at the current rate then existing on loans by mortgagee, due from Mortgagors to Mortgagee, or its assigns or successors, whether now existing or contracted for within a period of 5 years from and after the date of filing of this mortgage; and this mortgage shall not be discharged nor shall its effectiveness as security for advances thereafter made be affected, by the fact that at certain times there may exist no indebtedness due from Mortgagors to Mortgagee; but the lien of this mortgage shall continue as security for any loans or advances made to Mortgagors by Mortgagee or its assigns, until it has been intentionally released.

## 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 encumbrances except as stated above; and each of the Mortgagors will warrant and defend the same forever against the lawful claims and demands of all persons whomsoever except as stated above, hereby relinquishing all dower and homestead rights in the premises; and these covenants shall not be extinguished by any foreclosure hereof, but shall run with the land;

STATE OF OREGON  
County of Multnomah  
On this

sworn, did say that  
NATIONAL BANK OF  
corporate seal of said  
authority of its board

BEFORE ME



To pay when due all debts and money secured hereby;

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 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 and assessments upon said premises; and to suffer no other lien or encumbrance prior to the lien of this mortgage to exist at any time against said premises, except as stated above;

To keep all buildings insured against loss or damage by fire in manner and form and in such company or companies and in such amount as shall be satisfactory to the Mortgagee; to pay when due all premiums and charges on all such insurance; to deposit with the Mortgagee, upon request, all insurance policies affecting the mortgaged premises, all of which said insurance shall be made payable, in case of loss, to the Mortgagee, with a mortgagee clause satisfactory to the Mortgagee;

To keep in good standing and free from delinquencies all obligations under any mortgage or other lien which is prior to this mortgage.

Should the Mortgagors be or become in default in any of the covenants or agreements herein contained, then the Mortgagee may, at its option, perform the same in whole or in part, and all expenditures made by the Mortgagee in so doing shall bear interest at the rate borne by the principal debt hereby secured, 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, 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 of 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 the records and abstracting or insuring the title, and such sums and costs and expenses shall be secured hereby and be 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, except under circumstances where such taking is expressly prohibited by law, 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 and/or to manage the property during the pendency of legal proceedings. The rents, issues and profits of said premises after default shall accrue to Mortgagee's benefit and are hereby assigned and mortgaged to Mortgagee as additional security for the indebtedness herein described.

All rights and remedies conferred on Mortgagee by this mortgage are cumulative and additional to any and all other rights and remedies conferred by law, and are not exclusive. If any provision of this mortgage be found invalid or unenforceable, such invalidity or unenforceability shall not affect any other provision hereof; and the mortgage shall be construed as though the invalid or unenforceable provision had been omitted.

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.

X Jack B. Thomas  
Jack B. Thomas

X Alice M. Thomas  
Alice M. Thomas

(Leave this space blank for filing data)

Filed for record at request of  
Central Oregon Productive Credit  
on this 7th day of April A.D. 1971  
at 11:38 o'clock A.M. and duly  
recorded in Vol. M71 of Mtgs.  
Page 2922  
Wm D. MILNE, County Clerk  
By [Signature] Deputy  
Fee \$3.00

# ACKNOWLEDGMENT.

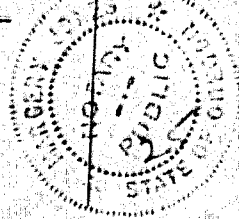
State of Oregon }  
County of Multnomah } ss:

On this 7th day of April, 1971, before me the undersigned notary, personally appeared Jack B. Thomas and Alice M. Thomas, and acknowledged the foregoing instrument to be their voluntary act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]  
Notary Public for State of Oregon

My Commission Expires July 14, 1974



STATE OF OREGON  
County of Multnomah  
On this

sworn, did say that  
NATIONAL BANK OF  
corporate seal of said  
authority of its board

BEFORE ME