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#28.2679

Second Mortgage

Vol 77 Page 0484

THIS MORTGAGE, Made this 28th day of July, 1972,  
by ALLAN B. COSAND and YVONNE M. COSAND, husband and wife,

Mortgagors,  
to WILLIAM O'KEEFFE and ELLEN MILLER, Executors of Estate of Lena O'Keeffe, deceased,  
and WILLIAM J. O'KEEFFE Mortgagees,

WITNESSETH, That said mortgagor, in consideration of FIVE THOUSAND and no-100ths Dollars, to him paid by said mortgagee, does hereby grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns, that certain real property situated in Klamath County, State of Oregon, bounded and described as follows, to-wit:

The NE $\frac{1}{4}$ SW $\frac{1}{4}$  lying Southwesterly of the Southwesterly railroad right of way line; and the SE $\frac{1}{4}$ SW $\frac{1}{4}$  in Section 34, Township 40 South, Range 10 East of the Willamette Meridian.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and which may hereafter thereto belong or appertain, and the rents, issues and profits therefrom, and any and all fixtures upon said premises at the time of the execution of this mortgage or at any time during the term of this mortgage.

TO HAVE AND TO HOLD the said premises with the appurtenances unto the said mortgagee, his heirs, executors, administrators and assigns forever.

This mortgage is intended to secure the payment of a promissory note, of which the following is a substantial copy:

\$5,000.00

Klamath Falls, Oregon July 28, 1972

FOR VALUE RECEIVED, I promise to pay to the order of WILLIAM O'KEEFFE and ELLEN MILLER, Executors of the Estate of Lena O'Keeffe, deceased, and WILLIAM J. O'KEEFFE, at the office of Ganong, Gordon & Sisemore, 538 Main Street, Klamath Falls, Oregon, FIVE THOUSAND and no/100ths Dollars, with interest thereon at the rate of 7% per annum from August 1, 1972, in monthly installments of not less than \$58.06, including the full amount of interest accrued at each payment date. Said installments of principal and interest shall be paid on the 1st day of each month commencing September 1, 1972, until this note has been fully paid. If any of said installments are not so paid, the whole sum of both principal and interest shall become immediately due and collectible at the option of the holder of this note. In case suit or action is instituted to collect this note or any portion thereof, I promise to pay such additional sums as the Courts, including an Appellate Court in the event of an appeal or other proceeding therein, shall adjudge reasonable as Attorney's fees.

ALLAN B. COSAND

YVONNE M. COSAND

And said mortgagor covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises and has a valid, unencumbered title thereto, except for first mortgage to the State of Oregon

and will warrant and forever defend the same against all persons; that he will pay said note, principal and interest, according to the terms thereof; that while any part of said note 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 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 become liens on the premises or any part thereof superior to the lien of this mortgage; that he will keep the buildings now on or which hereafter may be erected on the said premises continuously insured against loss or damage by fire and such other hazards as the mortgagee may from time to time require, in an amount not less than the original principal sum of the note or obligation secured by this mortgage, in a company or companies acceptable to the mortgagee, with loss payable first to the mortgagee and then to the mortgagor as their respective interests may appear; all policies of insurance shall be delivered to the mortgagee as soon as insured. Now if the mortgagor shall fail for any reason to procure any such insurance and to deliver said policies to the mortgagee at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings, the mortgagee may procure the same at mortgagor's expense; 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. At the request of the mortgagee, the mortgagor shall join with the mortgagee in executing one or more financing statements pursuant to the Uniform Commercial Code, in form satisfactory to the mortgagee, and will pay for filing the same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the mortgagee.

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The mortgagor warrants that the proceeds of the loan represented by the above described note and this mortgage are:  
 (a) primarily for mortgagor's personal, family, household or agricultural purposes (see Important Notice below);  
 (b) for an organization or (even if mortgagor is a natural person) are for business or commercial purposes other than agricultural purposes.

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained 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 performance of all of said covenants and the payment of said note; it being agreed that a failure 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 mortgagee shall have the option to declare the whole amount unpaid on said note 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 mortgagee may at his 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 without waiver, however, of any right arising to the mortgagee for breach of covenant. And this mortgage may be foreclosed for principal, interest and all sums paid by the mortgagee at any time while the mortgagor neglects to repay any sums so paid by the mortgagee. 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 mortgagee for title reports and title search, all statutory costs and disbursements and such further sum as the trial court may adjudge 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 sums to be secured by the lien of this mortgage and included in the decree of foreclosure.

Each and all of the covenants and agreements herein contained shall apply to and bind the heirs, executors, administrators and assigns of said mortgagor and of said mortgagee respectively.

In case suit or action is commenced to foreclose this mortgage, the Court, may upon motion of the mortgagee, appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure, and apply the same, after first deducting all of said receiver's proper charges and expenses, to the payment of the amount due under this mortgage.

In construing this mortgage, it is understood that the mortgagor or mortgagee may be more than one person; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

It is understood and agreed that this is a second mortgage and is subject to a first mortgage to State of Oregon, which Mortgagors covenant to pay and perform according to its terms, and a default on said First Mortgage shall constitute a default on this Mortgage.

It is understood and agreed that an undivided one-half interest in this Mortgage and the note secured thereby is owned and held by said William O'Keeffe and Ellen Miller, as Executors of the Estate of Lena O'Keeffe, and the other one-half of same is owned and held by said William J. O'Keeffe, personally.

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

ALLAN B. COSAND

YVONNE M. COSAND

\*IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable. If warranty (a) is applicable and if the mortgagee is a creditor, at such word is defined in the Truth-in-Lending Act and Regulation Z, the mortgagee MUST comply with the Act and Regulation by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use Stevens-Ness Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, use Stevens-Ness Form No. 1306, or equivalent.

# MORTGAGE

(FORM No. 105A)

TO

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 15 day of Sept. 19 72, at 3:53 o'clock p.m., and recorded in book M-72 on page 10484, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.

Deputy.

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

By Legal Counsel

By Legal Counsel

By Legal Counsel

By Legal Counsel

By Legal Counsel

STATE OF OREGON,

County of Klamath

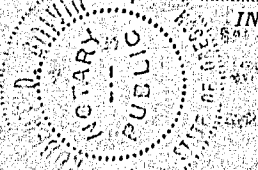
BE IT REMEMBERED, That on this day of July, 19 72, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named ALLAN B. COSAND and YVONNE M. COSAND, husband and wife,

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

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

Notary Public for Oregon

My Commission expires 10/4/72



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