

A-20364

FORM No. 105A—MORTGAGE—One Page Long Form
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Vol. 22 Page 13277

THIS MORTGAGE, Made this 15 day of November, 1972,
by JAMES L. ROBINSON AND DIANA L. ROBINSON, husband and wife, Mortgagee,
to PACIFIC WEST MORTGAGE CO., an Oregon corporation, Mortgagee,

WITNESSETH, That said mortgagee, in consideration of THREE THOUSAND FIVE HUNDRED AND NO/100 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 following described real property situated in Klamath County, Oregon: Lot 4 in Block 2 of KLAMATH RIVER SPORTSMAN'S ESTATES, according to the official plat thereof on file in the office of the County clerk, Klamath County, Oregon.

SUBJECT TO:

1. Release for claim for damages resulting from raising and/or lowering the water of Klamath River, including the terms and provisions thereof, given by Roy W. Nelson et al., to California-Oregon Power Co., a California corporation, and The California Oregon Power Co., a California corporation, dated June 10, 1930 recorded December 22, 1931, Deed Vol. 96, page 440, Records of Klamath County, Oregon.

2. Easement and right to raise and/or lower water level of Klamath River between elevations of 4035 and 4036.5 feet above sea level, including the terms and provisions thereof, given by Roy W. Nelson et al., to California-Oregon Power Co., a California corporation, and The California Oregon Power Co., a California corporation, dated June 10, 1930, recorded December 22, 1931, Deed Vol. 96 page 441, Records of Klamath County, Oregon.

3. Reservations and restrictions contained in the dedication of Klamath River Sportsman's Estates, as follows: "also dedicate, donate and convey to Klamath County, the areas shown on the annexed plat as one-foot street plugs, said areas to be designated as public road when the County Governing Body deems it necessary, said plat subject to: (1) a 16-foot public utilities easement as shown in the annexed plat and also a 16-foot public utilities easements centered on the back and side line of all lots, (2) a 20-foot building set-back line along the front of all lots, (3) additional restrictions as provided in any recorded protective covenants."

\$3,500.00 November 15, 1972
I (or if more than one maker) we, jointly and severally, promise to pay to the order of PACIFIC WEST MORTGAGE CO.,
an Oregon corporation at Stayton, Oregon DOLLARS,
THREE THOUSAND FIVE HUNDRED AND NO/100-----
with interest thereon at the rate of 9 3/4 percent per annum from 11-21-72 until paid, payable in
monthly installments, at the dates and in amounts as follows: 59 monthly installments of \$45.77
with first payment due on or before 12-21-72 and the same amount
each month thereafter until 11-21-77 when any remaining principal
plus interest shall be due and payable.

balloon payments, if any, will not be refinanced; interest shall be paid and XXXXXX
the payments above required, which shall continue until this note, principal and interest, is fully paid; if any of said installments is not so paid, all principal and interest to become immediately due and collectible at the option of the holder of this note. If this note is placed in the hands of an attorney for collection, I/we promise and agree to pay the reasonable attorney's fees and collection costs of the holder hereof, and if suit or action is filed hereon, also promise to pay (1) holder's reasonable attorney's fees to be fixed by the trial court and (2) if any appeal is taken from any decision of the trial court, such further sum as may be fixed by the appellate court, as the holder's reasonable attorney's fees in the appellate court.

/s/ James L. Robinson

And said mortgagee 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

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 mortgagee as their respective interests may appear; all policies of insurance shall be delivered to the mortgagee as soon as insured. Now if the mortgagee 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 mortgagee'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 mortgagee 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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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 promissory note....., of which the following is a substantial copy:

\$ 3,500.00 November 15, 1972
 I (or if more than one maker) we, jointly and severally, promise to pay to the order of PACIFIC WEST MORTGAGE CO.,
 an Oregon corporation at Stayton, Oregon
 THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS.
 with interest thereon at the rate of 9 3/4 percent per annum from 11-21-72 until paid, payable in
 monthly installments, at the dates and in amounts as follows: 59 monthly installments of \$45.77
 with first payment due on or before 12-21-72 and the same amount
 each month thereafter until 11-21-77 when any remaining principal
 plus interest shall be due and payable.

balloon payments, if any, will not be refinanced; interest shall be paid and ~~XXXXXX~~
 the payments above required, which shall continue until this note, principal and interest, is fully paid; if any of said installments is not so
 paid, all principal and interest to become immediately due and collectible at the option of the holder of this note. If this note is placed in
 the hands of an attorney for collection, I/we promise and agree to pay the reasonable attorney's fees and collection costs of the holder
 hereof, and if suit or action is filed hereon, also promise to pay (1) holder's reasonable attorney's fees to be fixed by the trial court and
 (2) if any appeal is taken from any decision of the trial court, such further sum as may be fixed by the appellate court, as the holder's
 reasonable attorney's fees in the appellate court.

/s/ James L. Robinson

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

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 pay-
 able 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 mort-
 gagee and then to the mortgagor as their respective interests may appear; all policies of insurance shall be delivered to the mort-
 gagee 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 satis-
 factory 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.

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 reasonable as plaintiff's attorney's fees in such suit or action, and if an appeal is taken from any judgment or decree entered 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.

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

James L. Robinson
Diana L. Robinson

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, as 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)

JAMES L. ROBINSON, et ux

TO

PACIFIC WEST MORTGAGE CO.

an Oregon corporation

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 16th day of November, 1972, at 1:18 o'clock P.M., and recorded in book M. 72 on page 13277, or as filing fee number 10107.

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.

BELL & BELL
ATTORNEYS AT LAW
STATION, OREGON 97383

Return
Klamath County, Tuto Co.
P.O. Box 151

Klamath Falls, Oregon 97601

STATE OF OREGON,

County of *Klamath* ss.

BE IT REMEMBERED, That on this 15th day of November, 1972, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named James L. and Diana L. Robinson, husband and wife.

known to me to be the identical individual S. 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.

Shirley J. Smith
Notary Public for Oregon.

My Commission expires 2/8/73

