

FEDERAL LAND BANK MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That on this 12th day
of March, 1973,

Richard Nelsen, a divorced man,

hereinafter called the Mortgagors, hereby grant, bargain, sell, convey and mortgage
to THE FEDERAL LAND BANK OF SPOKANE, a corporation in Spokane, Wash-
ington, hereinafter called the Mortgagee, the following described real estate in the
County of Klamath, State of Oregon:

Township 39 South, Range 9 East Willamette Meridian.

Section 27: NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, EXCEPTING those portions used
for County Road purposes.

FLB
LOAN 150797-0
Recorded _____
at _____ o'clock
Page _____
Auditor, Clerk or Recorder

RECEIVED
MAY 7 4 42 PM 1973

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onappurtenant to said mortgaged
United States or the State or any
mortgagee.

cluding private roads, now or here-
g, lighting, heating, cooling, venti-
w or hereafter belonging to or used
urtenant to said land; and together
all ditches or other conduits, rights
d premises or any part thereof, or

s and agreements hereinafter con-
gors to the order of the mortgagee,
terest as provided for in said note,
May, 1998

er annum.

lawful authority to convey and
the mortgagors will warrant and
msoever, and this covenant shall

premises in good repair and not to
permit the cutting of timber from
d and husbandlike manner, using
nd properly irrigated, cultivated,
premises; not to use or permit the
ings necessary to preserve all water

emises in good repair; to complete
ing improvements to any existing
s and other improvements now or
manner any building, structure or
ng of timber from said premises ex-
manner, using approved methods of
ttivated, sprayed, pruned and cared
the use of said premises for any un-
er rights now or hereafter appurte-

s, including assessments upon water
connection with said land, and to
arge or lien prior to the lien of this

manner and form and in such com-
y all premiums and charges on all
s affecting the mortgaged premises,
nat all insurance whatsoever affect-
a mortgagee clause in favor of and
of any loss under any such policy
anner as it may elect.

the mortgagee shall be entitled at
ning portion, to be applied by the

ements herein contained, then the
payable or not) may, at its option,
so doing shall draw interest at the
without demand, and, together with

covenants or agreements hereof, or
any portion of said loan shall be
except, by the written permission of
special assessment district, then, in
become immediately due without
e such option in any one or more
e such option upon or during the

t of the debt hereby secured, or any
protect the lien hereof, the mortgagors
tion with said suit, and further agree
nd such sums shall be secured hereby

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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, 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. The rents, issues and profits of said premises after default are hereby assigned and mortgaged to the mortgagee as additional security for the indebtedness herein described.

This mortgage and the note secured hereby are executed and delivered under and in accordance with the Farm Credit Act of 1971 and any acts amendatory or supplementary thereto and the regulations of the Farm Credit Administration, and are subject to all the terms, conditions and provisions thereof, which are made a part hereof the same as if set out in full herein.

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.

STATE OF Oregon } ss.
County of Klamath

On 3/16/73, before me personally appeared

Richard Nelsen,

to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the same as (his) (her) (their) free act and deed.

NOTARY PUBLIC

My Commission Expires April 23 1976

STATE OF

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 7th day of MAY A. D., 1978 at 11:12 o'clock P.M., and duly recorded in

Vol. M 73, of MORTGAGES on Page 5516

FFE \$ 6.00

WM. D. MILNE, County Clerk

By