

When recorded return to:

3398

8917

Tri-State Livestock Credit Corporation
351 California Street - Suite 1400
San Francisco, California 94104

Vol. 12 Page 1

M O R T G A G E

THIS MORTGAGE, made by and between Elwood Gueck and Lois G. Gueck

(his wife)-----
jointly and severally, of the State of Oregon, County of Klamath,
hereinafter called "Mortgagor", and TRI-STATE LIVESTOCK CREDIT CORPORATION, a corporation
of the State of California, having its principal place of business in San Francisco,
California, hereinafter called "Mortgagee",

WITNESSETH, That Mortgagor, for valuable consideration, does hereby grant,
bargain, sell, convey and confirm unto Mortgagee, its successors and assigns, forever,
all of that certain real property lying and being in the State of Oregon,
County of Klamath, described in Exhibit "A",
attached hereto and made a part hereof;

Together with Mortgagors' existing and future rights, however evidenced,
to the use of water for irrigating said lands, and for domestic and stock watering
purposes, including ditches, laterals, canals, conduits, pumping plants, wind
machines, and rights of way used to convey such water or to drain said land, all
of which rights are hereby made appurtenant to said land; all leases, permits and
licenses used with said land; all tenements, hereditaments, easements, rights of way,
appurtenances to said land and the rents, issues, and profits thereof;

This mortgage is intended to secure, and does hereby secure, the payment
of indebtedness evidenced by a certain note or notes, with interest thereon, executed
by Elwood Gueck and Lois G. Gueck (his wife)-----
payable at said office of the Mortgagee, which note or notes are described as follows:

<u>Dated</u>	<u>Amount</u>
June 25, 1975	\$250,139.17

In addition, this mortgage is also security for the payment of (1) all
sums which may be or become due to the Mortgagee from the Mortgagors, whether re-
sulting from advances to or in behalf of the Mortgagors or otherwise, with interest
on all such sums; (2) substitution notes and/or renewals and/or extensions of all
notes from Mortgagors and Mortgagors' heirs, executors, administrators, successors
or assigns in favor of, or assigned to, the Mortgagee. Mortgagor expressly waives
all statutes of limitation and benefit of all exemption, homestead, and similar
statutes which might otherwise be available to them.

Advances made by the Mortgagee after discount or assignment of this mort-
gage shall be secured hereby but shall be subject to prior payment of the indebted-
ness discounted or assigned.

As additional security, Mortgagors assign, without obligation on
Mortgagee to effect collection, all damages, royalties, rentals, and other revenue
from all present and future oil, gas and mineral leases, rights and operations
affecting said lands.

Mortgagors covenant and agree:

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(1) That the Mortgagee or its duly authorized agents shall at all times have the right to enter upon and inspect said lands.

(2) That the Mortgagors will, at Mortgagors' expense, (a) forever warrant and defend the title to said lands and the water rights thereto; (b) protect the security and lien in any litigation; (c) care for the security in a farmerlike manner; (d) maintain fire insurance on the improvements, as required by Mortgagee;

(3) Mortgagors will pay when due and payable, all obligations secured hereby, and by judgment or other liens, all national, state, county, city or other taxes, assessments, and charges now or hereafter levied or assessed against said property or against stock, contracts or rights pledged herein, and Mortgagors agree that Mortgagee may pay such taxes, assessments or liens without notice and that all sums so paid with interest at the same rate per annum as set forth in the note or notes herein described shall be immediately payable and a part of the debt secured hereby, and the Mortgagee shall be sole judge of the legality or validity of such taxes, assessments or liens;

(4) Should Mortgagor sell, convey, transfer, dispose of, or further encumber said property, or any part thereof, or any interest therein, or agree so to do, whether voluntarily or involuntarily, without the written consent of Mortgagee being first obtained, then Mortgagee shall have the right, at its option, to declare all sums secured hereby forthwith due and payable. Consent to one transaction shall not waive the right to require consent to future or successive transactions.

(5) Mortgagee may (a) litigate any matters and appear in any condemnation or bankruptcy proceeding affecting the security or lien, and may incur necessary costs, expenses, and attorney fees therefor; (b) advance money for payment of such costs, expenses, and attorney fees, and for payment of all obligations herein incurred by Mortgagors, which advances, together with interest at the same rate per annum as set forth in the note or notes herein described, shall be immediately payable and a part of the debt secured hereby. All condemnation awards and damages shall be paid to Mortgagee;

(6) Upon Mortgagors' default in payment of indebtedness secured hereby, or breach of any of the terms or covenants of this mortgage, Mortgagee may: (a) take possession of said premises with all rights of Mortgagee in possession, or have a receiver appointed; (b) at its option accelerate the maturity of the indebtedness, foreclose this mortgage, have the power of sale exercised in accordance with law then in force and incur costs, expenses, and reasonable attorney's fees; (c) have the security sold either as a whole, or in parcels, as Mortgagee may elect;

(7) Acceptance by Mortgagee of any payment shall not operate as a waiver of any prior default, and the release of any portion of said security, or any release from personal liability, shall not affect the personal liability of any person not specifically released, nor the lien hereof on the remainder of said premises for the balance of said indebtedness;

(8) Each Mortgagor is jointly and severally liable for all obligations secured hereby, which obligations shall extend to and bind the heirs, executors, administrators, successors and assigns of each Mortgagor.

Executed June 28, 1975.
(Date)

x Elwood Gueck
Elwood Gueck
x Lois G. Gueck
Lois G. Gueck

STATE OF OREGON,

County of Klamath

ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 28th day of June, 1975, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named s Elwood Gueck and Lois G. Gueck

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.

Shannon S. Gueck
Notary Public for Oregon.
My Commission expires March 1, 1977

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EXHIBIT "A"

Lot 10, Block 4, Winema Gardens in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of
Section 1, Township 39 South, Range 9 East, Klamath County,
Oregon.

x Edward Gueck
Elwood Gueck
y Lois G. Gueck
Lois G. Gueck

STATE OF OREGON, COUNTY OF KLAMATH

Filed for record XXXXXXXXXXXX

this 1st day of AUGUST

duly recorded in Vol. M. 75, of MORTGAGES

FEE \$ 9.00

75

2:25

P.M.

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By Hazel Drake
W.D. Drake, County Clerk