

10290

## MORTGAGE TO SECURE CONSTRUCTION LOAN

MORTGAGE made FEBRUARY 17, 1976, by and between  
RONALD E. PHAIR AND LORRAYNE PHAIR, HUSBAND AND WIFE,

herein referred to as Mortgagor, and SECURITY SAVINGS AND LOAN  
 ASSOCIATION, an Oregon Corporation, at Klamath Falls, Oregon, herein-  
 after referred to as Mortgagee.

MORTGAGOR, in consideration of TWENTY THOUSAND SEVEN HUNDRED AND  
NO/100----- Dollars (\$ 20,700.00 ) paid to SECURITY SAVINGS  
AND LOAN----- hereby mortgages all of the  
 following described property situated in County of Klamath,  
 State of Oregon, to wit:

Lot 10 in Block 6 of TRACT NO. 1025, WINCHESTER, according to the official plat  
 thereof on file in the office of the County Clerk of Klamath County, Oregon.

"the real property is not currently used for agricultural, timber or grazing purposes"

Together with and including all buildings and other improve-  
 ments thereon or that may be hereafter erected thereon, all ease-  
 ments, rights and appurtenances thereunto belonging or appertaining,  
 and the reversions, remainders, rents, issues, and profits thereof.  
 And also all fixtures and personal property on or used in connection  
 therewith, including but not limited to the following: all heating,  
 refrigerating, ventilating, air conditioning, sprinkling and vacuum  
 cleaning plants and systems; all water and power systems; all plumb-  
 ing and lighting fixtures; all incinerators, shades, screens, awnings  
 and storm windows; and all plants, trees, and shrubs of every kind  
 now growing, or hereafter planted on the premises.

This mortgage is given to secure the payment of TWENTY THOUSAND  
SEVEN HUNDRED AND NO/100----- Dollars (\$20,700.00) with interest  
 at THREE QUARTERS cent (8 3/4 %) per annum from the date hereof, in-  
 terest payable in monthly installments on the FIRST day of each and  
 every month hereafter, with the principal balance and interest due and  
 to be paid on or before AUGUST 1, 1977. This mortgage is made  
 pursuant to a certain Construction Agreement between the mortgagor and  
 mortgagee dated FEBRUARY, 1976, and is subject to all provisions  
 of such Construction Agreement as if they were fully set forth herein  
 and made a part of this mortgage.

Mortgagor covenants with mortgagee as follows:

1. Mortgagor will pay the indebtedness as herein provided.  
 Privilege is reserved to prepay at any time without premium or fee.
2. Mortgagor will, during the life of this mortgage and until  
 the obligation secured hereby shall be fully paid and satisfied,  
 keep the buildings now on, or hereafter erected on, the premises  
 insured against loss or damage by fire and other hazards commonly  
 known as Extended Coverage Risks, to an amount to be approved by the  
 mortgagee, not exceeding the full insurable value of the buildings,  
 in a company or companies to be approved by mortgagee; and will  
 assign and deliver the policies of insurance to mortgagee, or its  
 assigns, with standard and customary loss-payable clauses in the

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name of mortgagee indorsed thereon, and mortgagee shall hold such policies as collateral and further security for the payment of the obligation secured by this mortgage; and in default of doing so on the part of mortgagor, then mortgagee may obtain such insurance and hold the same as hereinabove provided, and mortgagor will repay to mortgagee all premiums so paid by mortgagee, with interest from the time of payment by mortgagee, on demand; all premiums so paid by mortgagee shall be secured by this mortgage and shall be collectible in the same manner as the principal indebtedness; and should the holder of the mortgage by reason of such insurance against loss by fire or other risk insured against receive any sum of money for damage thereunder, such amount may be retained and applied by the holder of the mortgage toward payment of the debt secured by the mortgage, or the same may be paid over either wholly or in part to mortgagor for the repair of the buildings or for the erection of new buildings in their place, or for any other purpose or object satisfactory to the holder of the mortgage; and if mortgagee receives and retains insurance money for damage to buildings, the lien of the mortgagee shall be affected only by a reduction thereof by the amount of such insurance money so retained by mortgagee.

3. No building on the premises shall be removed, substantially altered, or demolished without the consent of mortgagee; and to complete all buildings in course of construction or hereafter constructed thereon within six months from the date hereof or the date construction is hereafter commenced. All buildings now or hereafter situated on the premises shall be maintained by the mortgagor in good and substantial repair. Mortgagor shall not commit or suffer waste on the premises, and in the event of such waste mortgagee, in addition to any other available remedy, shall be entitled immediately to restrain the same by injunction or other appropriate proceeding.

4. Mortgagor will pay all taxes, assessments, water rents, sewer service charges, and other governmental or municipal charges and rates levied, imposed, or charged against the premises before the delinquent date thereof; and in default in any such payment on the part of the mortgagor, mortgagee may pay the same, and all such payments shall be added to the obligation secured by this mortgage and shall bear interest at the same rate as the principal sum secured hereby until repaid by mortgagor.

5. Mortgagor, within ten (10) days after request of mortgagee in person or by mail, will furnish to mortgagee or other person, firm or corporation designated by mortgagee, a duly acknowledged written statement of the amount due on the mortgage and whether any off-sets or defenses exist against the mortgage debt.

6. The whole of the principal sum and interest shall become due at the option of the mortgagee under any of the following conditions: after default in the payment of any principal or interest, or any installment thereof, as provided in such note for ten (10) days; after default in the payment of any tax, assessment, water rent, sewer service charge, or other governmental or municipal charge or rate levied or charged against the mortgaged premises, for ten (10) days after notice and demand from mortgagee; after default after notice and demand from mortgagee either in assigning and delivering the insurance policies insuring the building against loss, or in reimbursing mortgagee for premiums paid on such insurance, as herein provided; or after default on request of mortgagee in furnishing a statement of the amount due on the mortgage and whether any off-sets or defenses exist against the mortgaged debt, as hereinabove provided.

7. Mortgagor hereby warrants the title to the premises and covenants with mortgagee that the mortgagor is the true and lawful owner of the premises and is well seized of the same in fee simple and has good right and full power to grant and mortgage same, and that the premises are free and clear of all encumbrances, excepting only restrictions and easements of record, taxes and assessments not yet due or delinquent, and such other matters as are hereinabove following the legal description of the premises expressly set forth;



and mortgagor further covenants that he will warrant and defend the same against all lawful claims of all persons except as hereinabove provided.

8. In case of a foreclosure sale, the premises, or so much thereof as may be affected by this mortgage, may be sold in one parcel.

9. Mortgagor hereby assigns to mortgagee the rents, issues and profits of the premises as further security for the payment of the obligation secured hereby, and grants to mortgagee the right to enter the premises for the purpose of collecting the same, and to let the premises or any part thereof, and to apply the monies received therefrom, after payment of all necessary charges and expenses, to the obligations secured hereby, and grants to mortgagee the right to enter the premises for the purpose of collecting the same, and to let the premises or any part thereof, and to apply the monies received therefrom, after payment of all necessary charges and expenses, to the obligations secured by this mortgage, on default under any of the covenants, conditions, or agreements contained herein. Mortgagor further promises and agrees, in the event of any such default, to pay to mortgagee, or any receiver appointed to collect the rents, issues, and profits of the premises, a fair and reasonable occupational rent for the use and occupation of the same or of such part thereof as may be in the possession of mortgagor; and on default in payment of such rental to vacate and surrender possession of the premises, or that portion thereof occupied by mortgagor, to mortgagee or the receiver theretofore appointed.

10. In the event any action or proceeding is commenced, except an action to foreclose this mortgage or to collect the obligation secured hereby, in which it becomes necessary to defend or assert the lien of this mortgage, whether or not mortgagee is made or becomes a party to such action or proceeding, all expenses of mortgagee incurred in any such action or proceeding to prosecute or defend the rights and lien created by this mortgage, including reasonable attorneys fees, shall be paid by the mortgagor, and if not so paid promptly on request, shall be added to the debt secured hereby and become a lien on the mortgaged premises, and shall be deemed to be fully secured by this mortgage and be prior and paramount to any right, title, interest or claim on the premises accruing or attaching subsequent to the lien of this mortgage, and shall bear interest at the rate provided for the obligation secured hereby. This covenant shall not govern or effect any action or proceeding to foreclose this mortgage or to recover or to collect the debt secured hereby, which action or proceeding shall be governed by the provisions of law and of court respecting the recovery of costs, disbursements, and allowances in foreclosure suits.

11. The holder of this mortgage, in any action or proceeding to foreclose it, shall be entitled to the appointment of a receiver.

12. If the premises or any part thereof shall be condemned and taken under the power of eminent domain, or if any award for any change of grade of streets affecting the premises shall be made, all damages and awards for the property so taken or damaged shall be paid to the holder of this mortgage, to the amount then unpaid on the indebtedness hereby secured, without regard to whether or not the balance remaining unpaid on the indebtedness may then be due and payable; and the amount so paid shall be credited against the indebtedness and, if sufficient to pay the entire amount thereof, may, at the option of the holder, be applied to the last maturing installments, and the balance of such damages and awards, if any, shall be paid to mortgagor. The holder of this mortgage is hereby given full power, right and authority to receive and receipt for any and all such damages and awards.

13. If mortgagor or any obligor on the note secured hereby: (1) files a voluntary petition in bankruptcy under the Bankruptcy Act of the United States, or (2) is adjudicated a bankrupt under said Act, or (3) is the subject of a petition filed in federal or state court for the appointment of a trustee or receiver in bankruptcy or insolvency, or (4) makes a general assignment for the benefit of creditors

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then and on the occurrence of any of such conditions, at the option of the mortgagee, the entire balance of the principal sum secured hereby, together with all accrued interest, shall immediately become due and payable.

14. Mortgagor will comply with all statutes, ordinances, and governmental requirements affecting the premises, and if mortgagor neglects, or refuses to so comply and such failure or refusal continues for a period of thirty (30) days, then, at the option of the mortgagee, the entire balance of the principal sum secured hereby, together with all accrued interest, will immediately become due and payable.

The word "mortgagor" shall be construed as if it read "mortgagors" and the word "holder" shall include any payee of indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise. The words "mortgagor" and "mortgagee" shall be construed to include their respective heirs, executors, administrators, personal representatives, successors, and assigns, and all covenants herein set forth shall bind and inure to the benefit of the same

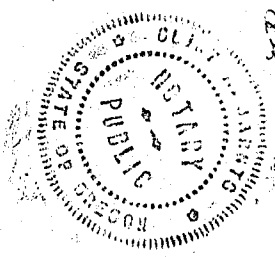
IN WITNESS WHEREOF, this mortgage has been executed at Klamath Falls, Oregon the day and year first above written.

X Lorraine Phair  
(Seal)

X Lorraine Phair  
(Seal)

STATE OF OREGON )  
County of Klamath ) ss.

THIS CERTIFIES, that on this 17 day of FEBRUARY, A.D., 1976, before me, the undersigned, a Notary Public for said state appeared the within named RONALD E. PHAIR & LORRAINE PHAIR DUSBAUD & WIFE to me known to be the same identical persons described in and who executed the within instrument and acknowledged to me that THEIR executed the same freely and voluntarily for the purposes therein expressed.



Return to:  
Security Savings &  
Loan - P.O. Box 1921  
city

Clint A. Bant  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 10-12-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 17th day of FEBRUARY A. D. 1976 at 4:08 o'clock P. M. and

duly recorded in Vol. M 76, of MORTGAGES on Page 2170

FEE \$ 12.00

Wm D. MILNE, County Clerk  
By Hazel Drayton

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