vol. 16 Page 12286 17439 MORTGAGE SECOND 76 between August 10th day of THIS INDENTURE, made this EDWARD I. MITCHELL and CAROLYN S. MITCHELL, husband and wife, herein called "Mortgagor", and WESTERN BANK, an Oregon banking corporation, herein called "Mortgagee", WITNESSETH: For value received by the Mortgagor from the Mortgagee, the Mortgagor does hereby grant, bargain, mortgage and convey unto the Mortgagee all the following described property situated in <u>Klamath</u> County, Oregon, to-wit: المراجع The following described real property in Klamath County, Cregon: All that portion of the $E_2^1SE_4^1$ of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at the Southeast corner of SE'SE' of said Section 34, running thence Westerly along the South line of Section 34, 640 feet; thence North 20°40' West 31.5 feet; thence North 2°50' East 754 feet; thence North 50°49' West 175 feet; thence North 2°53' West 325 feet; thence North 11° Hast 530 feet, more or less, to a point in the center line off the U.S.R.S. C-4 Canal; thence along the center line of said Canal South 88° East 670 feet, more or less, to a point in the East line of the NE4SE4 of said Section 34 at a point 1725 feet North of the point of beginning; thence South 1725 feet to the point of beginning; -----LESS AND EXCEPTING rights of way for irrigation ditches, drain ditches and county roads. c> S 0 together with the tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in anywise appertaining, together with the tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in anywise appertaining, including but not limited to roads and easements used in connection with the premises; also, all fixtures, buildings and parts of buildings situated upon said property, including but not limited to electric wiring and fixtures; furnace and heating system, water buildings situated upon said property, including, ventilating, water and irrigating systems; screens, doors; window shades and blinds, heaters; fuel storage receptacles; plumbing, ventilating, water and irrigating systems; screens, doors; window shades and blinds, shutters; cabinets, built-ins, linoleums and floor coverings, built-in stoves, ovens, garbage disposals, air conditions, refrigerators, freezers, dishwashers; and all other fixtures now or hereafter installed in or on the premises; and any shrubbery, flora or timber now growing or hereafter planted or growing thereon; and any and all replacements of any one or more of the foregoing items, in whole or in part, all of which are hereby declared to be appurtenant to the land; and all the rents, issues and profits arising from the mortgaged property. mortgaged property. TO HAVE AND TO HOLD the same unto the Mortgagee, its successors and assigns forever. The Mortgagor dues hereby covenant to and with the Mortgagee that the Mortgagor is lawfully seized in fee simple of the said real property, that it is the absolute owner of all items of property described hereinabove, that the said property is free from encumbrances of every kind and nature, and that it will warrant and forever defend the same against the lawful claims and demands of all persons whomsoever. This conveyance is intended as a mortgage to secure performance of the covenants and agreements herein contained, to be ____ and interest thereon in by the Mortgagor kept and performed and to secure the payment of the sum of \$ 1275.00 accordance with the tenor of a certain promissory note executed by _____ Edward I. Mitchell and Carolyn S. Mitchell, husband and wife, dated August 10 OCCONTRATION XAX BREEK _ interest, on the . ,19 _77__ when the balance then remaining unpaid shall be paid. west _____plus___ This Mortgage is also given as security for the payment of any and all other indebtednesses, obligations or liabilities of the **1**9. Mortgage to the Mortgage now existing or hereafter arising, matured or to mature, absolute or contingent and wherever payable, including but not limited to such as may arise from endorsements, guarantees, acceptances, bills of exchange, promissory notes, or other paper discounted by the Mortgagee or held by the Mortgagee, or taken as security for any loans or advances of any kind, sort or description whatsoever.

12287

The Morlgagor does hereby covenant and agree to and with the Morlgagee, its successors and assigns:

1. That Mortgagor will pay, when due, the indebtedness hereby secured, with interest as prescribed by said note, and will when due, all other sums secured hereby, and all taxes, liens pay. and utility charges upon said premises, or for services furnished thereto. In addition thereto, he will pay, at the time of payment of each installment of principal and interest, such amount as Mortgagee shall estimate to be sufficient to produce, at least one month prior to the time when payment thereof shall become due the amount of (a) taxes, assessments and other governmental rates and charges against said premises (herein all called "taxes") and (b) premiums upon insurance against loss or damage to said premises (said amounts being referred to hereinafter as "loan trust funds"). If the sums so paid shull be less than sufficient for said purposes, Mortgagee will also pay, upon demand, such additional sum as Mortgagee shall deem necessary therefor. If Mortgagor desires a "package" plan of insurance which includes coverage in addition to that required under this mortgage, Mortgagee may, at its option, establish and administer a reserve for that purpose. If the package plan reserve is not sufficient to pay the renewal premium on a package plan policy, then Mortgagee may use such reserve to pay premiums on a policy covering only risks required to be insured against under this mortgage and allow the package plan policy to lapse. Mortgagee shall, upon the written direction of Mortgagor, and may, without such direction, apply sums paid by Mortgagor and held by Mortgagee to the purposes aforesaid; but the receipt of such sums shall not, in the absence of such direction, impose any duty upon Mortgagee to disburse the same or relieve Mortgagor from his covenants to pay said obligations or to keep the premises insured. Mortgagee may, from time to time, establish reasonable service charges for the collection and disbursement of premiums on package-type insurance policies. Mortgagee shall not, whether or not service charges are imposed, be subject to any liability for failure to transmit any premiums to any insurer or by reason of any loss growing out of any defect in any insurance policy. At Mortgagee's option, Mortgagee may apply all loan trust funds directly to the payment of the principal balance then unpaid on the indebtednesses secured hereby; if Mortgagee elects so to do, Mortgagee is authorized to pay taxes, insurance premiums on the mortgaged property and all other charges which would otherwise be payable from the loan trust funds, when the same become due and payable, and Mortgagee may then add the amount of any such payable, and intergals balance then unpaid on the indebtednesses secured hereby, each such payment to bear. interest as provided in the promissory note mentioned hereinabove.

id secol

That Mortgagor will not commit or permit strip or 2. waste of the said premises, or any part thereof; that Mortgagor will keep the real and personal property hereinabove described in good order and repair and in tenantable condition; that Mortgagor will promptly comply with any and all municipal and governmental rules and regulations with reference thereto; that Mortgagor will not cut or permit the cutting or removal of any timber without the written consent of Mortgagee, that if any of the said property be damaged or destroyed by any cause, Mortgagor will immediately reconstruct or repair the same so that, when completed, it shall be worth not less than the value thereof at the time of such loss or damage; provided, that if such loss or damage shall be caused by a hazard covered by insurance payable to Mortgagee, the obligation of the Mortgagor to repair or reconstruct shall not arise unless the Mortgagee shall consent to the application of the insurance proceeds to the expense of such reconstruction or repair.

 That he will, at his own cost and expense, keep the building or buildings now or hereafter upon said premises, together with all personal property covered by the lien hereof,

insured against loss by fire and against loss by such other hazards as the Mortgagee may from time to time require, in one or more insurance companies satisfactory to or designated by the Mortgagee in an aggregate amount not less than the amount of the indebtedness hereby secured (unless the full insurable value of such building or buildings is less than the amount hereby secured, in which event the Mortgagor shall insure to the amount of the full insurable value); that all policies of insurance upon said premises, including policies in excess of the amount hereinabove mentioned and policies against other hazards than those required, shall contain such provisions as the Mortgagee shall require and shall provide, in such form as the Mortgagee may prescribe, that shall provide, in such form as the hortgagee, that all such policies and receipts showing full payment of premiums therefor shall be delivered to and retained by the Mortgagee during the existence of this mortgage; that at least 5 days prior to the expiration of any policy or policies he will deliver to the Mortgagee satisfactory renewals thereof together with premium receipts in full; that if policy or policies shall impose any condition upon the liability of the insurer or shall contain any "average clause" or other provision by which the insurer may be liable for less than the full amount of the loss sustained, he will, as often as the Mortgagee may require, provide the Mortgagee with all such evidence as it may request concerning the performance of such condition or the existence of any facts or the value of the property insured and, if it shall appear to the Mortgagee that the insurance is prejudiced by the acts or omissions of the Mortgagor or that the coverage is inadequate, the Mortgagor will do such acts and things and obtain such further insurance as the Mortgagee may require; that the Mortgagee may, at its option, upon the said require the proceeds of any insurance policies premises to be applied to the payment of the indebtedness hereby secured or to be used for the repair or reconstruction of the property damaged or destroyed.

4. That he will execute or procure such further assurance of his tille to the said property as may be requested by the Mortgagee.

5. That in case the Mortgagor shall fail, neglect or refuse to do or perform any of the acts or things herein required to be done or performed, the Mortgagee may, at its option, but without any obligation on its part so to do, and without waiver of such default, procure any insurance, pay any taxes or liens or utility charges, make any repair, or do any other of the things required, and any expenses so incurred and any sums so paid shall bear interest at 8% per annum, or at the rate of interest set forth in the note mentioned above, whichever is greater, and shall be secured hereby.

6. That he will not, without the prior written consent of Mortgagee, transfer his interest in said premises or any part thereof, whether or not the transferee assumes or agrees to pay the indebtedness hereby secured. Upon any application for Mortgagee's consent to such a transfer, Mortgagee may require from the transferee such information as would normally be required if the transferee were a new loan applicant. Mortgagee shall not unreasonably withhold its consent. As a condition of its consent to any transfer, Mortgagee may, in its discretion, impose a service charge not exceeding one percent of the original amount of the indebtedness hereby secured and may increase the interest rate on the indebtedness hereby secured by not more than one percent per annum.

7. That, if any default be made in the payment of the principal or interest of the indebtednesses hereby secured or in the performance of any of the covenants or agreements of this mortgage, the Mortgagee may, at its option, without notice, declare the entire sum secured by this mortgage due and payable and forcelose this mortgage.



12288

8. That, in the event of the institution of any suit or action to foreclose this mortgage, the Mortgagor will pay such sum as the trial court and any appellate court may adjudge reasonable as the trial court and any appellate court may adjudge reasonable as attorney's fees in connection therewith and such further sums as the Mortgagee shall have paid or incurred for costs and disburse-ments in such suit or action, extensions of abstracts or title searches or examination fees in connection therewith, whether or not final judgment or decree therein be entered and all such sums are secured hereby and shall bear interest from the date paid or incurred by Mortgagee or from the date of judgment, whichever occurs first, at the rate set forth in the promissory note mentioned above; that in any such suit, the court may, upon application of the plaintiff and without regard to the condition of the property or the adequacy of the security for this indebtedness hereby secured and without notice to the Mortgagor or any one else, appoint a receiver to take possession and care of or any one else, appoint a receiver to take possession and care of all said mortgaged property and collect and receive any or all of the rents, issues and profits which had theretofore arisen or accrued or which may arise or accrue during the pendency of such suit; that any amount so received shall be applied toward the payment of the debt secured hereby, after first paying therefrom the charges and expenses of such receivership; but until a breach or default by the Mortgagor in one or more of his covenants or agreements herein contained, he may remain in possession of the mortgaged property and retain all rents actually paid to and received by him prior to such default.

9. The word "Mortgagor", and the language of this instru-

IN WITNESS WHEREOF, the Mortgagor s ha ve hereunto set the da

STA

ment shall, where there is more than one mortgagor, be construed as plural and be binding jointly and severally upon all mortgagors and the word "Mortgagee" shall apply to any holder of this mortgage. Masculine pronouns include feminine and neuter. All of the covenants of the Mortgagor shall be binding upon his heirs, executors, administrators, successors and assigns and inure to the benefit of the successors and assigns of the Mortgagee. In the weat of any transfer of the property berein described or any benefit of the successors and assigns of the Mortgagee. In the event of any transfer of the property herein described or any part thereof or any interest therein, whether voluntary or in-voluntary or by operation of law, the Mortgagee may, without notice to the Mortgagor or any one else, once or often, extend the time of payment or grant renewals of indebtedness hereby secured for any term, execute releases or partial releases from the lien of this mortgage or in any other respect modify the terms hereof without thereby affecting the personal primary liability of the Mortgagor for the payment of the indebtedness hereby secured. No condition of this mortgage shall be deemed waived unless the same be expressly waived in writing by the Mortgagee. Whenever any notice, demand, or request is required by the terms hereof or by any law now in existence or hereafter by the terms hereof or by any law now in existence or hereafter by the terms hereof or by any law now in existence or hereafter enacted, such notice, demand or request shall be sufficient if personally served on one or more of the persons who shall at the time hold record tille to the property herein described or if enclosed in a postpaid envelope addressed to one or more of such persons or to the Mortgage or at the last address actually furnished to the Mortgage or at the mortgaged premises and denositied in any next officer station or latter hor deposited in any post office, station or letter box.

a server de la server a server a server de la	ereinabove written.		~ 승규는 이 이 가지 않는 것이 것
		Elman D. Mitchel	2/ (SEAL)
alata da serie de actores Alexandres de la companya de la	- National Alexandro (National Alexandro) (National Alexandro) Alexandro (National Alexandro) (National Alexandro) Alexandro (National Alexandro) (National Alexandro) (National Alexandro)	Edward I. Mitchell Carolin, S. Mitchell	
		Carolyn & Mutchell	(SEAL)
e en der sie merstense beiden der der state in der einen einen An der der andere State in der st	an a	Carolýn-S. Mitchell	and an and the second of the second
			(SEAL)
			(SEAL)
			(SEAL)
a designa findera die Sangelien die Produktionen aussie des die Sangelien die Sangelien die Sangelien die Sang waar waar sin die Amerikaanse die Sangelie die Sangelie die Sangelie die Sangelie die Sangelie die Sangelie die waar Terre die Sangelie die Sange	n na ferika kan ben da kan berka kan berkan ber Manakan menangkan di berkan berkan Manahar berkan	వస్తుంది. ప్రావస్తున్న సాహించి విష్యానికి స్థానించి, స్థానికి విష్యానికి సామారాజులో స్థానికి స్థానికి స్థానికి సాహిని సంపత్ని సంగాదంలో సాహించి సాహించి సాహినికి విషయానికి సామారాజులో సాహించి సాహారాజులో సాహించి సాహించి సాహించ సాహినికి సాహినికి సాహించి ప్రావస్థులు మర్గుడు సాహినికి ప్రావస్థులు ప్రావస్థులు ప్రావస్థులు సాహించి సాహించి సాహి	and Marine and Angeland and Ange Angeland and Angeland and Angeland Angeland and Angeland
ATE OF OREGO	N second s		and a second second In 1999 In 1999 In 1999 In 1999
County of <u>Kl</u> a	amath		
August .	<u>10</u> <u>A.D. 19</u> <u>76</u> .		
ter Second State Second	영국에서 물건을 위해 가지 않는 것을 수 있다. 것을 많이 많이 많이 많이 많이 많이 많이 많이 많이 없다. 나는 것을 알고 있다. 말을 알 말 않는 말을 알고 있다. 말을 알고 있 않다. 말을 알고 있다.		
	Edwi	ard I. Mitchell and Carolyn S. Mit	cchell,
Personally appear	ed the above-namedEdwa		: 1997년 1 1997년 1997년 199 1997년 1997년 199
husband and	wife,	a na sana ang sana a Ing sana ang	and Alexander
d acknowledged the f	oregoing instrument to be	voluntary act and deed. Before me:	a a contra a contra Contra a contra a cont Contra a contra a cont
d acknowledged the f	Relums to:	- 「「「「「」」」」「「」」」」」」」」「「「」」」」「「」」」「「」」」」」」	이 가지도 않는 것이 나왔다. 나는 것 같은 것 같은 것 같아요. 나는 것
이 것 이 같아요. 이 것 같아요. 신신상 나라 한 것이	Keluins 4.	- Caroline H. Mon Notary Public for Oregon	<u>2444</u>
lotary Seal)		di kata kana taka kana taka kana kana kana	
lotary Seal)		My Commission Expires: 2-9-78	
17	WESTERN-BAND	My commission mapros	
	p 0. Box 669		
	F. Iamath Falls, Ore, 9760		and a second second Second second second Second second
an a	F Jamacu - email	n en fan de f Geografie fan de fan Geografie fan de fan	n an
STATE OF ORE	GON; COUNTY OF KLAMATI	H; ss.	
	n and a start of the second second I second secon	The constant of the second second 10)th
I hereby certify	that the within instrument was	received and filed for record on the	day от м 76
AUGUST A.	D 19 76 at 11;13 o'clr	ockM., and duly recorded in Vo	
	on Page <u>1228</u>	_^^	网络小牛属 网络小牛属 网络萨特斯特拉特 医肉瘤

WM. D. MILNE, County Clerk \$ 9,00 FEE

Deputy

د. هم م

their hand s and seal