

TC

26345

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3860

THIS MORTGAGE Made this 6 day of March, 1977  
by JAMES LARIMER and GERTRUDE LARIMER, husband and wife,  
to HARRY D. HALSTEAD and DIANE A. HALSTEAD, husband and wife, Mortgagee,

WITNESSETH That said mortgagee, in consideration of THREE THOUSAND NINE HUNDRED FIFTEEN and 40/100 (\$3,915.40) 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 Northwesterly 90 feet of Lot 40, FIRST ADDITION TO SUMMERS LANE HOMES, Klamath County, Oregon

SUBJECT TO mortgage, including the terms and provisions thereof, dated November 4, 1974, recorded November 5, 1974, in Book M-74, Page 14257, Microfilm Records, given to secure the payment of \$25,175.00, with interest thereon and such future advances as may be provided therein, executed by Harry D. Halstead and Diane A. Halstead, husband and wife, to the State of Oregon, represented and acting by the Director of Veterans' Affairs, which mortgage the Grantees assume and agree to pay according to the terms thereof.

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 a promissory note, of which the following is a substantial copy:

\$ 3,915.40

Bend, Oregon, March 19 77

For value received, I promise to pay to HARRY D. HALSTEAD and DIANE A. HALSTEAD, or order, at Bend, Oregon,

THREE THOUSAND NINE HUNDRED FIFTEEN and 40/100 DOLLARS

in lawful money of the United States of America, with interest thereon, in like lawful money, at the rate of Six (6%) per cent per annum from March 6, 1977 until paid payable in installments, at the dates

and in the amounts following, to-wit: on the 15th of each month starting April 15, 1977 in the amount of \$50.00 per month

interest accrued on this note at the time of payment of each installment, until said whole sum, both principal and interest, is paid. If any of said installments be not so paid, said whole sum of both principal and interest shall become immediately due and collectible, at the option of the holder of this note. And in case suit or action or an appeal from any suit or action be instituted to collect this note, or any part hereof, I promise to pay such additional sum of money as the court may adjudge reasonable as an attorney's fee in such suit or action. In the event this note is referred to an attorney at law for collection I further agree to pay no suit or action be instituted hereon.

All endorsers hereof jointly and severally consent to any extension of time for payment which may be granted to the maker, and waive presentment for payment, protest, demand, and notice of non-payment hereof.

James R. Larimer  
Gertrude G. Larimer

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 now on or which hereafter may be erected on the said premises superior to the lien of this mortgage; that he will keep the buildings 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 mortgagor, as their respective interests may appear; all policies of insurance shall be delivered to the mortgagee 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 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 searches made by filing officers or searching agencies as may be deemed desirable by the mortgagee.

Law Offices  
Gray, Fancher, Holmes & Hurley  
1044 Bond Street - P.O. Box 1151  
BEND, OREGON

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 R. Larimer  
 Gertrude E. Larimer

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)

TO

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of MARCH, 1977, at 12:17 o'clock PM, and recorded in book M 77 on page 3860 or as file number 26345. Record of Mortgages of said County. Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By Hazel M. Maguire Deputy.

STEVENS-NESS LAW PUBL. CO., PORTLAND, ORE.

FEE \$ 6.00

STATE OF OREGON,

County of Deschutes

SS.

BE IT REMEMBERED, That on this day of March, 1977, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named JAMES LARIMER and GERTRUDE LARIMER, husband and wife

known to me to be the identical individual, 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.

Robert S. Dahlberg

Notary Public for Oregon.

My Commission expires 9/7/77

