

27-11

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THIS MORTGAGE, Made this day of 1977, by Lovina Ansted, a single woman, and John W. Ansted and Mary E. Ansted, husband and wife, , hereinafter called the mortgagor, to American Fidelity Fire Insurance Company, , a corporation, hereinafter called the mortgagee,

WITNESSETH, That the mortgagor, in consideration of Seven Thousand Five Hundred & No/100*****Dollars, to him paid by the mortgagee, hereby does grant, bargain, sell and convey unto said mortgagee, its successors and assigns, that certain real property situated in Klamath County, State of Oregon, bounded and described as follows, to-wit:

All of mortgagor's interest as in that certain agreement of sale between mortgagor as sellers and Alfred W. Pugh and Dorothy Pugh as buyers as recorded on January 7, 1977 in Volume M 77, of Deeds on Page 363 of the records of the Klamath County Clerk; said real property being described as follows:

PARCEL 1

The South half (S 1/2) of Lot Seven (7), all of the Lots Eight (8) and Nine (9), and the vacated portion of Chemult Road lying immediately South of Lot Nine (9), in Block Five (5), NORTH CHEMULT, Klamath County, Oregon, also that portion of vacated Chemult Road which inured thereto;

PARCEL 2

Lots 1,2,3,4, 5 and the N 1/2 of Lot 6, Block 5, NORTH CHEMULT, Klamath County, Oregon;

PARCEL 3

The South one-half of Lot 6 and the North one-half of Lot 7, Block 5, NORTH CHEMULT, Klamath County, Oregon;

PARCEL 4

Lot 7, Block 4 of CHEMULT;

all according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon *

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and which hereafter may belong or appertain thereto, 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 placed thereon at any time during the term of this mortgage;

TO HAVE AND TO HOLD the same with the appurtenances unto the said mortgagee, its successors and assigns forever.

This mortgage is intended to secure the payment of ~~any and all sums due or to become due, jointly or severally, from mortgagor to mortgagee pursuant to a certain agreement of Indemnity executed by mortgagor in favor of mortgagee and as an inducement to mortgagee to execute of \$15,000.00 Motor Vehicle Dealer's bond in favor of the State of Oregon on behalf of John W. Ansted and Earl Reynolds dba A & R Motors.~~ all sums due or to become due, jointly or severally, from mortgagor to mortgagee pursuant to a certain agreement of Indemnity executed by mortgagor in favor of mortgagee and as an inducement to mortgagee to execute of \$15,000.00 Motor Vehicle Dealer's bond in favor of the State of Oregon on behalf of John W. Ansted and Earl Reynolds dba A & R Motors.

* Together with that certain easement for encroachment as granted in instrument recorded March 31, 1971 in Volume M71, Page 2612, Microfilm Records of Klamath County, Oregon.

SUBJECT TO: Right of Way Contract between Lewis D. Rice and Marilyn Rice, husband and wife and Cascade Natural Gas Corporation, recorded October 18, 1965 in Volume M65, Page 2884, Microfilm Records of Klamath County, Ooegon.

The date of maturity of the debt secured by this mortgage is the date on which the last scheduled principal payment becomes due, to-wit: N/A, 19.....

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

And said mortgagor covenants to and with the mortgagee, its successors and assigns, that he is lawfully seized in fee simple of said premises and has a valid, unencumbered title thereto

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that he 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, on 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 are or may become liens on the premises or any part thereof superior to the lien of this mortgage; that he will keep the buildings now on, or which may be hereafter erected on the premises, insured in favor of the mortgagee against loss or damage by fire, with extended coverage, in the sum of not less than \$ _____ in a company or companies acceptable to the mortgagee, and will have all policies of insurance on said property made payable to the mortgagee as its interest may appear and will deliver all policies of insurance on said premises to the mortgagee as soon as written; 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 or of said buildings and improvements. 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 lien searches made by filing officers or searching agencies as may be deemed desirable by the mortgagee.

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 proceedings 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 and on this mortgage at once due and payable, and this mortgage may be foreclosed at any time thereafter. And if the mortgagee shall fail to pay any tax, charge, lien, encumbrance or insurance premium as above provided, the mortgagee at its option may 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 costs and disbursements allowed by law and such sum as the 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 sums as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal, together with the reasonable costs incurred by the mortgagee for title reports and search, all such 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 inure to the benefit of and bind the heirs, executors, administrators and assigns of said mortgagor and the successors and assigns of the mortgagee respectively. In case suit or action is commenced to foreclose this mortgage, the court, upon motion of the mortgagee, may 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 may be more than one person, that the mortgagee may be more than one corporation and that more than one note may be secured hereby; therefore, the parties hereto agree that if the context and the circumstances so require, the singular shall be taken to mean and include the plural and that the masculine pronoun shall mean and include the feminine as well as husband and wife.

IN WITNESS WHEREOF, said mortgagor has hereunto set his hand the day and year first above written.

*IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable, the mortgagee MUST comply with the Truth-in-Lending Act and Regulation Z by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use S-N Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, use S-N Form No. 1306, or equivalent.

MORTGAGE

to a Corporation

(FORM No. 744)

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

Lovina Ansted, a single woman;
and John W. Ansted and Mary E.

Ansted, husband and wife

TO

American Fidelity Fire Insurance

Company

STATE OF OREGON

County of Klamath

ss.

I certify that the within instrument was received for record on the 23rd day of MARCH, 19 77, at 2:40 o'clock P.M., and recorded in book M 77 on page 4896 or as file number.

Record of Mortgages of said County. Witness my hand and seal of County affixed.

M. D. MILNE

COUNTY CLERK

By *Cheryl L. Hawkins* Title.

FER \$6.00 Deputy.

AFTER RECORDING RETURN TO

Northwest Bonding Agency

P.O. Box 1448

Beaverton, Oregon 97005

STATE OF OREGON,

County of Washington

ss.

On this 7th day of March

19 77,

before me, a notary public in and for said county and state, personally appeared the within named John W. Ansted, Mary E. Ansted and

Lovina Ansted

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that

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.

CHERYL L. HAWKINS

NOTARY PUBLIC - OREGON

9/28/80

Cheryl L. Hawkins

Notary Public for Oregon

My Commission expires September 28, 1980