39792 MTC 4234-B m

NOTE AND MORTGAGE

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THE MORTGAGOR, RAYMOND W. OWENS,

mortgages to the STATE OF OREGON, represented and acting by the Director of Veterans' Affairs, pursuant to ORS 407.030, the following described real property located in the State of Oregon and County of Klamath

Lot 60 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

together with the tenements, hereditaments, rights, privileges, and appurtenances including roads and easements used in connection with the premises; electric wiring and fixtures; furnace and heating system; water heaters, fuel storage receptacles; plumbing, ventilating, water and irrigating systems; screens, doors; window shades and blinds, shutters; cabinets, built-ins, linoleums and floor coverings, [illegible] electric sinks, air conditioners, refrigerators, freezers, dishwashers; and all 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 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 of the rents, issues, and profits of the mortgaged property;

to secure the payment of Five Thousand Three Hundred and no/100 Dollars ($5,300.00), and interest thereon, and as additional security for an existing obligation upon which there is a balance owing of Five Thousand Four Hundred Thirty Three and 84/100 Dollars ($5,433.84), evidenced by the following promissory note:

I promise to pay to the STATE OF OREGON: Five Thousand Three Hundred and no/100 Dollars ($5,300.00), with interest from the date of initial disbursement by the State of Oregon, at the rate of 5.9 percent per annum, Five Thousand Four Hundred Thirty Three and 84/100 Dollars ($5,433.84), with interest from the date of initial disbursement by the State of Oregon, at the rate of 4.0 percent per annum, [illegible] Dollars ($ [illegible]), with interest from the date of initial disbursement by the State of Oregon, at the rate of [illegible] percent per annum, until such time as a different interest rate is established pursuant to ORS 407.072, principal and interest to be paid in lawful money of the United States at the office of the Director of Veterans' Affairs in Salem, Oregon, as follows: $71.00 on or before January 15, 1978 and $71.00 on the 15th of each month thereafter, plus one-twelfth of the ad valorem taxes for each successive year on the premises described in the mortgage, and continuing until the full amount of the principal, interest and advances shall be fully paid, such payments to be applied first as interest on the unpaid balance, the remainder on the principal.

The due date of the last payment shall be on or before December 15, 1997.

In the event of transfer of ownership of the premises or any part thereof, I will continue to be liable for payment and the balance shall draw interest as prescribed by ORS 407.070 from date of such transfer.

This note is secured by a mortgage, the terms of which are made a part hereof.

Dated at Klamath Falls, Oregon

December 1, 19 77

Raymond W. Owens

The mortgagor or subsequent owner may pay all or any part of the loan at any time without penalty.

This mortgage is given in consideration with and supplemental to that certain mortgage by the mortgagor herein to the State of Oregon dated April 18, 1961 and recorded in Book M61 page 201 page 527 Mortgage Records for Klamath County, Oregon, which was given to secure the payment of a note in the amount of $13,000.00, and this mortgage is also given as security for an additional advance in the amount of $5,300.00, together with the balance of indebtedness secured by the above-mentioned mortgage and evidenced by the above-described note.

[illegible]

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8. Mortgagee shall be entitled to all compensation and damages received under right of eminent domain, or for any security voluntarily released, same to be applied upon the indebtedness;

9. Not to lease or rent the premises, or any part of same, without written consent of the mortgagee;

10. To promptly notify mortgagee in writing of a transfer of ownership of the premises or any part or interest in same, and to furnish a copy of the instrument of transfer to the mortgagee; a purchaser shall pay interest as prescribed by ORS 407.070 on all payments due from the date of transfer; in all other respects this mortgage shall remain in full force and effect.

The mortgagee may, at his option, in case of default of the mortgagor, perform same in whole or in part and all expenditures made in so doing including the employment of an attorney to secure compliance with the terms of the mortgage or the note shall draw interest at the rate provided in the note and all such expenditures shall be immediately repayable by the mortgagor without demand and shall be secured by this mortgage.

Default in any of the covenants or agreements herein contained or the expenditure of any portion of the loan for purposes other than those specified in the application, except by written permission of the mortgagee given before the expenditure is made, shall cause the entire indebtedness at the option of the mortgagee to become immediately due and payable without notice and this mortgage subject to foreclosure.

The failure of the mortgagee to exercise any options herein set forth will not constitute a waiver of any right arising from a breach of the covenants.

In case foreclosure is commenced, the mortgagor shall be liable for the cost of a title search, attorney fees, and all other costs incurred in connection with such foreclosure.

Upon the breach of any covenant of the mortgage, the mortgagee shall have the right to enter the premises, take possession, collect the rents, issues and profits and apply same, less reasonable costs of collection, upon the indebtedness and the mortgagee shall have the right to the appointment of a receiver to collect same.

The covenants and agreements herein shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

It is distinctly understood and agreed that this note and mortgage are subject to the provisions of Article XI-A of the Oregon Constitution, ORS 407.010 to 407.210 and any subsequent amendments thereto and to all rules and regulations which have been issued or may hereafter be issued by the Director of Veterans' Affairs pursuant to the provisions of ORS 407.020.

WORDS: The masculine shall be deemed to include the feminine, and the singular the plural where such connotations are applicable herein.

IN WITNESS WHEREOF, The mortgagors have set their hands and seals this 1st day of December, 19 77

Raymond W. Owens (Seal)

(Seal)

(Seal)

ACKNOWLEDGMENT

STATE OF OREGON,
County of Klamath } ss.

Before me, a Notary Public, personally appeared the within named RAYMOND W. OWENS

his wife, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and official seal the day and year last above written.

[signature]
Notary Public for Oregon

My Commission expires March 22, 1981

MORTGAGE

FROM TO Department of Veterans' Affairs L- M-75885

STATE OF OREGON,
County of KLAMATH } ss.

I certify that the within was received and duly recorded by me in KLAMATH County Records, Book of Mortgages

No. M 77 Page 23282 on the 1st day of DECEMBER 1977 WM. D. MILNE KLAMATH County CLERK

By [signature] Deputy

Filed DECEMBER 1, 1977 at o'clock 2:55 P.M.
KLAMATH FALLS, OREGON

County [illegible] By [signature] Deputy

After recording return to:
DEPARTMENT OF VETERANS' AFFAIRS
[illegible]

FEE $ 6.00