

THIS MORTGAGE, Made this 15th day of February, 1978, between Klamath Yacht Club, INC., a Corporation, duly organized and existing under the laws of the State of Oregon, Mortgagor, and LOIS M. KANDRA, formerly Lois M. Erickson, hereinafter called the WITNESSETH, That said mortgagor, in consideration of - - - Thirty-Three Thousand, and 00/100 - - - - - Dollars, to it paid by said mortgagee, does hereby grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators, successors and/or assigns, that certain real property situated in Klamath County, State of Oregon, bounded and described as follows:

Lots 45 through 66, Block 3, FIRST ADDITION TO BUENA VISTA
ADDITION to the City of Klamath Falls, according to the of-
ficial 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 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, successors and/or assigns forever.

This mortgage is intended to secure the payment of one promissory note of which the following is a substantial copy:

\$ 33,000.00
The undersigned corporation Klamath Falls, Oregon February 15, 1978
~~and its successors~~ promises to pay to the order of LOIS M. KANDRA, formerly Lois M. Erickson,
at c/o U. S. National Bank of Oregon, at
- - Thirty-Three Thousand, and 00/100 - - - - - Klamath Falls, Oregon
with interest thereon at the rate of eight percent per annum from February 28, 1978 until paid, payable in
installments, at the dates and in amounts as follows: Interest only is payable on March 28,
1978, and on the 28th day of each month thereafter until and including February 28,
1979; thereafter, the interest rate will be reduced to 7% per annum and payments will
be \$248.70 each month, including interest at 7% per annum, commencing March 28, 1979,
and will continue at said amount until the whole sum, principal and interest, has been
paid.

~~X~~ ~~I~~ ~~CERTIFY THAT THE FOLLOWING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO ME BY THE PARTY SIGNING THIS NOTE.~~

~~X~~ ~~If additional fees or costs are incurred by me as holder in connection with collection of this note,~~

~~X~~ ~~immediately due and collectible at the option of the holder of this note, if any of said installments is not so paid, the whole sum of both principal and interest to become~~

~~X~~ ~~each of the undersigned promises and agrees to pay the reasonable collection costs of the holder hereof; and if suit or action is filed~~

~~X~~ ~~hereon, also promises to pay (1) holder's reasonable attorney's fees to be fixed by the trial court and (2) if any appeal is taken from any~~

~~X~~ ~~decision of the trial court, such further sum as may be fixed by the appellate court, as the holder's reasonable attorney's fees in the ap-~~

~~X~~ ~~pellate court.~~

15/ By Let. S. Alter Commodore
15/ By William J. Stone Secretary-
Pro-ter

FORM No 16B—INSURANCE NOTE (in odd amounts; (Oregon UCC).

And said mortgage covenants to and with the mortgagee, his heirs, executors, administrators, successors and or assigns, that it is lawfully seized in fee simple of said premises and has a valid, unencumbered title thereto.

and will warrant and forever defend the same against all persons; that it will pay said note, principal and interest, according to the terms thereof; that while any part of said note remains unpaid it 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 it 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 it will keep the buildings now on or which hereafter may be erected on the said premises continuously insured against loss or damage by fire and such other hazards as the mortgagee may from time to time require, in an amount not less than the original principal sum of the note or mortgage 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 it 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 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 upon a failure to perform any covenant herein, or if 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 claim 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 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 apply to and bind the heirs, executors, administrators, successors and/or 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 to the payment of the amount due under this mortgage, first deducting all proper charges and expenses attending the execution of said trust.

In construing this mortgage, it is understood that the 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, KLAMATH YACHT CLUB, INC., pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its Commodore ~~President~~ and Secretary of February 19 78, and its corporate seal to be hereunto affixed this 15th day

KLAMATH YACHT CLUB, INC.,

By Wm. D. Milne Commodore ~~President~~

KLAMATH YACHT CLUB, INC.,

By Wm. D. Milne Secretary ~~pro-ten~~

MORTGAGE

Corporation
(FORM No. 75A)

TO

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 2nd day of March, 19 78, at 9:59 o'clock A. M., and recorded in book M78 on page 3901 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title.

By Benjamin J. Helvik Deputy.

Fee \$6.00

STEVENS LAW PUB. CO., PORTLAND, ORE.

1170 - Sec 674

(Ord. 91-429)

STATE OF OREGON, County of Klamath) ss. March 1, 19 78,

Personally appeared Martin D. Alter and William L. Sisenwine who, being duly sworn, each for himself and himself and not one for the other, did say that the former is the Commodore and that the latter is the Secretary of

(President or other officer or officers)
KLAMATH YACHT CLUB, INC., an Oregon Corporation,
(Name of corporation)

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and they acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL.)

Before me: Wm. D. Milne
Notary Public for Oregon.
My commission expires 7-19-79