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THIS MORTGAGE IS made entered into by EUTHER JOE HORSLEY AND CANDACE HORSLEY. с. (с). Ан аlvinces бу не Симентрон се фортвой in this instrument, with whites: their with whereas in a free of provide by for the fire definition without of the fire physicillament of the fire of the fire of the fire of the fire of

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WHEREAS Borrower is indebted to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture; herein called the "Government," as evidenced by one or more promissory note(s) assumption assumption assumption assumption assumption assumption assumption assumption assumption as evidenced by an or more promissory note(s) as evidenced by Borrower, is payable to the order of the 11.01, assumption assessment (a) of the sent caued note, which has been executed by borrower, is payable to the order of the growthment, authorizes, acceleration of the entire indebtedness at the option of the Government upon any default by the provessional is described as follows as in interaces of balance of the berg photosophic of the Date of Final as (1) to bala brouble, when the subaddeptequeez to the Constitution (Annual Rate) and the Date of Final as

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TO HAVE AND TO HOLD the property unto the Government and its assigns forever on lee at the **AVIA (4/18/5018**), the property unto the Government and demands whatsoever except any time, exceptions, exemplified to the Government against all lawful claims and demands whatsoever except any time, exceptions, exemplified to the foreign sequences and demands whatsoever except any time, exceptions are reacted by the foreign sequences and demands whatsoever except any time, exceptions are reacted by the foreign sequences and demands whatsoever except any time, exceptions are reacted by the foreign sequences and demands whatsoever except any time, exceptions are reacted by the foreign sequences and the foreign sequences of the foreign sequences are reacted by the foreign sequences and the foreign sequences are reacted by the foreign sequences and the foreign sequences are reacted by the foreign sequences areacted by the foreign seque of any part thereof or interest cherchoalled which are herein celled 'the property'; thererol, and all payments at any time Cwing to Borrowschy Vierne of any tale, lease, transist, conservance, amon mash-of any reast thereaf or interest chercinalized which are leavin called With successful.

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in transfine enclosing of function in whole of its one note for four four and water which there is a stranger of the fore thereof its and the fore indicated form and the Government, at any time, may assign the note and insure the payment thereof pursuant to the Consolidated Farm and Rural Development Act, or Title V of the Housing Act of 1949: And it is the purpose and intent of this instrument that, among other things, at all times when the note is held by the Government, or in the event the Government should assign this instrument without insurance of the note, this instrument shall secure payment of the note; but when the note is held by an insured holder, this instrument shall not secure payment of the note or attach to the debt evidenced thereby, but as to the note and such debt shall constitute an indemnity mortgage

to secure the Government against loss under its insurance contract by reason of any default by Borrower: NOW THEREFORE, in consideration of the loan(s) and (a) at all times when the note is held by the the versionent, or in the event the Government should assign this instrument without insurance of the payment of the note, to secure prompt payment of the note and any renewals and extensions thereof and any agreements contained therein, (b) at all times when the note is held by an insured holder, to secure performance of Borrower's agreement herein to indemnify and same harmless the Government against loss under its insurance contract by reason of any default by Borrower, and (c) in any event and at all times to secure the prompt payment of all advances and expenditures made by the Government, with interest, as hereinafter described, and the performance of every covenant and agreement of Borrower contained herein or in any supplementary agreement, Borrower does hereby grant, bargain, sell, convey, mortgage, and assign with general warranty unto the

Government the following property situated in the State of Oregon, County (ies) of _____KLAMATH

The SEA of Section 30. and the NEA of Section 31, in Township 40 South, Range 9 East of the Willamstte Meridian, EXCEPTING therefrom that portion' conveyed to the United States of America by Deed Volume 172 page 347, records of Rlamath County, Oregon.

records of Klamath County, Oregon. conveyed to the United States of America by Deed Volume 172 page 347, Range 9 East of the Willamette Meridian, EXCEPTING thereiron that portion' The SEt of Section 30, and the NEt of Section 31, on Township 40 South,

FURY ATTENDE (B94 15-50)

mentary agreement. Boire wer door lerchy crain, burgan auf, courty munitary and a sure sub prosted warment, once it. liercinalise described, and the performance of every covenant and agreement of Barress and an analysis of a supple al dimit in secure the product parment of all advances and expenditure many in the production with interval as Covernment against loss under the docurance contract by reason of any derault by Sectors F and so an action at nois is held by an insured holder, the secone performance of Bontoner's agreement lerves of millions of the second performance of Bontoner's agreement lerves of million of the handwalt of the note and and the feneral and extensions thereof and any dereaments contained therein it and the one of the transferred and therein the one of the transferred and the one of the transferred and the one of the one in the result the Coverfilment should assum this histoment without insurance of the revenue of the reactive results NCW THEREFURE in consideration of the tean(s) and (a) of all times when the root is here ny the second states

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together with all rights, interests, easements, hereditaments and appurtenances thereunto belonging, the rents, issues, and profits, thereof and revenues and income therefrom, all improvements and personal property now or later attached thereto or reasonably necessary to the use thereof, including, but not limited to, ranges, refrigerators, clothes washers, clothes dryers, or carpeting purchased or financed in whole or in part with loan funds, all water, water rights, and water stock pertaining thereto, and all payments at any time owing to Borrower by virtue of any sale, lease, transfer, conveyance, or condemnation of any part thereof or interest therein-all of which are herein called "the property";

TO HAVE AND TO HOLD the property unto the Government and its assigns forever in fee simple.

BORROWER for himself, his heirs, executors, administrators, successors and assigns WARRANTS THE TITLE to the property to the Government against all lawful claims and demands whatsoever except any liens, encumbrances, easements, reservations, or conveyances specified hereinabove, and COVENANTS AND AGREES as follows:

(i). To pay promptly when due any indebtedness to the Government hereby secured and to indemnify and save harmless the Government against any loss under its insurance of payment of the note by reason of any default by Borrower. At all times when the note is held by an insured holder, Borrower shall continue, to make payments on the note to the Government as collection seent for the holder. and there which provide execute

(2) To pay to the Government such fees and other charges as may now or hereafter be required by regulations of the Farmers Home Administration. Dreg to the functed Zister of American action theory

(3). If required by the Government, to make additional monthly payments of 1/12 of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises.

(4) Whether or not the note is insured by the Government, the Government may at any time pay any other amounts required herein to be paid by Borrower and not paid by him when due, as well as any costs and expenses for the preservation, protection, or enforcement of this lien, as advances for the account of Borrower. All such advances shall bear interest at the rate borne by the note which has the highest interest rate.

(5) All advances by the Government as described in this instrument, with interest, shall be immediately due and payable by Borrower to the Government without demand at the place designated in the latest note and shall be secured hereby. No such advance by the Government shall relieve Borrower from breach of his covenant to pay. Such advances, with interest, shall be repaid from the first available collections received from Borrower. Otherwise, any payment made by Borrower may be applied on the note or any indebtedness to the Government secured hereby, in any order the Government determines.

(6) To use the loan evidenced by the note solely for purpose authorized by the Government.

(7) To pay when due all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or assessed against property, including all charges and assessments in connection with water, water rights, and water stock pertaining to or reasonably necessary to the use of the real property described above, and promptly deliver to the Government without demand repaipts evidencing such payments.

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(8) To keep the property insured as required by and under insurance policies approved by, delivered to, and retained by the Government.

(9) To maintain improvements in good repair and make repairs required by the Government; operate the property in a good and husbandmanlike manner; comply with such farm conservation practices and farm and home management plans as the Government from time to time may prescribe; and not to abandon the property, or cause or permit waste, lessening or impairment of the security covered hereby, or, without the written consent of the Government, cut, remove, or lease any timber, gravel, oil, gas, csai, or other minerals except as may be necessary for ordinary domestic purposes.

(10) To comply with all laws, ordinances, and regulations affecting the property.

(11) To pay or teimburse the Government for expenses reasonably necessary or incidental to the protection of the lien and priority hereof and to the enforcement of or the compliance with the provisions hereof and of the note and any supplementary agreement (whether before or after default), including but not limited to costs of evidence of title to and and survey of the property, costs of recording this and other instruments, attorneys' fees, trustees' fees, court costs, and expenses of adversising, selling, and conveying the property.

(12) Neither the property nor any portion thereof or interest therein shall be assigned, sold, transferred, or encumbered, voluntarily or otherwise, without the written consent of the Government. The Government shall have the sole and exclusive rights as mortgagee hereunder, including but not limited to the power to grant consents, partial releases, subordinations, and satisfaction, and no insured holder shall have any right, title or interest in or to the lien or any benefits hereof.

(13) At all reasonable times the Government and its agents may inspect the property to ascertain whether the covenants and agreements contained herein or in any supplementary agreement are being performed.

(14) The Government may extend and defer the maturity of and renew and reamortize the debt evidenced by the note or any indebtedness to the Government secured hereby, release from liability to the Government any party so liable thereon, release portions of the property from and subordinate the lien hereof, and waive any other rights hereunder, without affecting the lien or priority hereof or the liability to the Government of Borrower or any other party for payment of the note or indebtedness secured hereby.

(15) /1f at any time it shall appear to the Government that Borrower may be able to obtain a loan from a production credit association, a Federal land bank, or other responsible cooperative or private credit source, at reasonable rates and terms for loans for similar purposes and periods of time, Borrower will, upon the Government's request, apply for and accept such loan in sufficient amount to pay the note and any indebtedness secured hereby and to pay for any stock necessary to be purchased in a cooperative lending agency in connection with such loan.

(16) Default hereunder shall constitute default under any other real estate or crop or chattel security instrument held or insured by the Government and executed or assumed by Borrower, and default under any such other security instrument shall constitute default hereunder.

(17) SHOULD DEFAULT occur in the performance or discharge of any obligation in this instrument or secured by this instrument, or should any one of the parties named as Borrower die or be declared an incompetent, a bankrupt, or an insolvent, or make an assignment for the benefit of creditors, the Government, at its option, with or without notice, may: (a) declare the entire amount unpaid under the note and any indebtedness to the Government hereby secured immediately due and payable, (b) for the account of Borrower incur and pay reasonable expenses for repair or maintenance of and take possession of, operate or rent the property, (c) upon application by it and production of this instrument, without other evidence and without notice of hearing of said application, have a receiver appointed for the property, with the usual powers of receivers in like cases, (d) foreclose this instrument as provided herein or by law, and (e) enforce any and all other rights and remedies provided herein or by present or future law.

(18) The proceeds of foreclosure sale shall be applied in the following order to the payment of: (a) costs and expenses incident to enforcing or complying with the provisions hereof; (b) any prior liens required by law or a competent court to be so paid, (c) the debt evidenced by the note and all indebtedness to the Government secured hereby, (d) inferior liens of record required by law or a competent court to be so paid, (e) at the Government's option, any other indebtedness of Borrower owing to or insured by the Government, and (f) any balance to Borrower. At foreclosure or other sale of all or any part of the property, the Government and its agents may bid and purchase as a stranger and may pay the Government's share of the purchase price by crediting such amount on any debts of Borrower owing to or insured by the Government, in the order prescribed above.

(19) Borrower agrees that the Government will not be bound by any present or future laws, (a) providing for valuation, appraisal, homestead or exemption of the property. (b) prohibiting maintenance of an action for a deficiency judgment or limiting the amount thereof or the time within which such action may be brought, (c) prescribing any other statute of limitations, (d) allowing any right of redemption or possession following any foreclosure sale, or (e) limiting the conditions which the Government may by regulation impose, including the interest rate it may charge, as a condition of approving a transfer of the property to a new Borrower. Borrower expressly waives the benefit of any such State law. Borrower hereby relinquishes, waives, and conveys all rights, inchoate or consummate, of descent, dower, and curtesy.

(20) If any part of the loan for which this instrument is given shall be used to finance the purchase, construction or repair of property to be used as an owner-occupied dwelling (herein called "the dwelling") and if Borrower intends to sell or rent the dwelling and has obtained the stovernment's content to do so (a) neither Borrower nor anyone authorized to act of, rent the dwelling and has obtained, the proveriment is content to up so (a) netter hollower not anyone authorized to det for him will, after accept of a bons fide offer, refuse to negotiate for the sale or rental of the dwelling or will otherwise make unavailable or deny the dwelling to anyone because of race, color, religion, sex, or national origin, and (b) Borrower recognized as illegic and hereby disclaims and will not comply with or attempt to enforce any restrictive covenants on the dwelling relating to race, color, religion, sex of national origin, in the cole of the formers Home Administration, and to its future (21). This issumment shall be subject to the present regulations of the Farmers Home Administration, and to its future

regulations not inconsistent with the express provisions hereof.

\$12.00 FEE.

WM. D. MILNE, County Clerk By Gernetha Deputy

Averil A.D., 19 70 at 2134 o'clock P. M., and duly recorded in Vol. ____on Page____7655___ Hartsaces

I hereby certify that the within instrument was received and filed for record on the 19th day of

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(22) Notices given bereunder shall be sent by certified mail, unless otherwise required by law, addressed, unless and (22) Notices given bereunder shall be sent by certified mail, unless otherwise required by law, addressed, unless and until some other address is designated in a notice so given, in the case of the Government to Farmers Home Administration, Unried Same Desirtment of Agriculture, at Portland, Oregon 97205, and in the case of Borrower, to him at his post office tadaress that a bove the another to subout posterior of the same set of motion of a sub-daress that a bove the another to subout posterior of the set of the sub-tadaress that a subout to subout posterior of the sub-tadaress that a subout the subout posterior of the sub-tadaress that a subout the subout posterior of the subout way of an another of the subout the invalid, such (23). If any provision of this instrument, or applications thereof, to any person on circumstances is held invalid, such invalidity will not a flect other, provisions or applications thereof, the subbarrowite can be given effect without the invalid provision of addiction and to the motions of the invalid are deshared to be seemble. acquision or application, and to that and the pravisions hereof are declared to be severable and postorest of the

