46624	MORTGAGE (Short Form)	Vol. <u>19</u> Page <b>7750</b>
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Reingiver(s): Robert J. Sonig Florence M. So Kontingae: United States National Bank of Oreg		se: <u>SJ31 Walton Dr. Klemath Folls</u> <u>SJ31 Walton Dr. Klemath Folls</u> 4
1. Grant of Monteson. By signing below, I	'm mortgeging to you, UNITED STAT	TES NATIONAL BANK OF OREGON, this property i
		sion of Treets ZB and 3 plet thereaf on fite in with County, Oregon

ity for the debt described below. I agree that I'll be legally bound by all the terms stated in this mortgage. 2. Debt Secured. This mortgage and essignment of rants secures the payment of the principal, interest, credit report fee, late charges,

to list constant of the payment of the payment of the payment of the principal, interest, credit report fee, late charges,  $\frac{1}{2,000,00}$ , deted from 1 10, 1978, signed by Calcourt J. Sorter:  $\forall$  from original amount financed of and payable to you, on which the last payment is due  $\frac{4}{-5}$ , 1978, signed by Calcourt J. Sorter:  $\forall$  from original amount financed of

and entensions and renewals of any length. The mortgage will also secure future credit you may later give me on this property, and any other entouries owerd to you under this mortgage.

3 Insurance, Liens, and Uplesso.

3.1 11 keep the property insured by companies accept-able to you with fire and thaft, and extended coverage insurance

The policy amount will be enough to pay the entire amount awing on the debt secured by the mortgage or the insurable value of the property, whichever is less, despite any "co-insurance" or similar provision in the policy. The insurance policies will have your standard loss payable endorsement. No one but you has a nortgege or lien on the property, except the following 'Per-mitted Lien(s)": Trust Deck. to Equate the Serve Sermas

3.2 I'll pay taxes and any debts that might become a fam on the property, and will keep it free of mortgages and liens, other than yours and the Permitted Liens just described.

I'll also keep the property in good condition and repair and will prevent the removal of any of the improvements. 3.4 If any of these things agreed to in this Section 3 are

not done, you may do them and add the cost to the loan. I'll pay the cost of your doing these things whenever you ask, with interest at the highest rate charged on any of the notes that are than secured by this mortgage. You may increase the amount of the payments on the secured debt to include the costs and Interest. Even if you do these things, any feilure to do them will be a default under Section 6, and you may still use other rights you have for the default.

4 Co-Owners or Transfers. If there are any co-owners of the property they are all signing this mortgage. I won't sell the property, rent it for more than one year, or give it away, without getting your written permission first. If you give me your permission, it won't affect your mortgage or my responsibility to pay the debt secured by this mortgage.

5 Protecting Your Interest. I'll do anything that may now or later be necessary to perfect and preserve your mortgage, and I'll pay all recording fees and other fees and costs involved. 8

Default: It will be a default: <u>5.1 If you don't receive any payment on the debt se-</u> by this nortgage when it's due; ad hy

6.3 If any co-borrower or I become insolvent or bankrupt: 84

If I've given you a false financial statement, or if I haven't told you the truth about my financial situation, about the security, or about my use of the money loaned; 6.5

If any creditor tries, by legal process, to take money from any bank account any co-borrower or I may have at any of your branches, or any other money or property I may then have coming from you; or

6.5 If any person tries or threatens to foreclose or declare a forfeiture on the property under any land sale contract; or to foreclose any Permitted Lien or other lien on the property.

Your Rights After Default. After a default you will have 7. the following rights and may use any one, or any combination of them, at any time:

7.1 You may declare the entire secured debt immediately due and payable all at once without notice.

7.2 You may collect all or any part of the debt secured by this mortgage directly from any person obligated to pay it. You may foreclose this mortgage under applicable 7.3 law.

7.4 You may have any rents from the property collected and pay the amount received, over and above costs of collection and other lawful expenses, on the debt secured by this agreement. 7.5 You may use any other rights you have under the

law, this mortgage, or other agreements. 8 Satisfaction of Mortgage. When the secured debt is com-

pletely paid off, I understand that you'll give me a satisfaction of this mortgage for me to record. Change of Address; I'll give you my new address in writing 9.

whenever I move. You may give me any notices by regular mail at the last address I've given you.

10. Orsgon Lew Applies. This mortgage and the loan it secures will be governed by Oregon law.

I agree to all the terms of this mortgage.

6.2 If if all to kent any spreamont I've made i Mortgege, of there is a difficult under any society egree putt dead, or other againty document that recurs any p the data secure by this martgege;	mant 2 Caller Caller All Caller
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	Notary Public for Oregon
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