

THE STATE OF OREGON  
THE DIRECTOR OF VETERANS' AFFAIRS  
THE MORTGAGOR

BOBBY L. LAMBERT

KJ-1967

100-12

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:

A tract of land situated in the N<sub>1/4</sub> of SE<sub>1/4</sub> of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the East  $\frac{1}{4}$  corner of said Section 9; thence South 00° 08' West 608.25 feet; thence North 89° 52' West 1095.51 feet to the point of beginning; thence North 00° 08' East 205 feet; thence North 89° 52' West 214.19 feet; thence South 00° 08' West 205 feet; thence South 89° 52' East 214.19 feet to the point of beginning.

HOBSON

EXHIBIT C

B.C. 1967

A tract of land situated in the N<sub>1/4</sub> of SE<sub>1/4</sub> of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

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together with the tenements, hereditaments, rights, privileges, and appurtenances including roads and easements used in connection therewith; premises; electric wiring and fixtures; furnace and heating system, water heaters, fuel storage receptacles; plumbing, ventilation, water and irrigation systems; screens, doors, window shades and blinds, curtains, cables, partitions, moldings and fixtures installed in or on the premises; and any shrubbery, trees, vines, flowers, shrubs, growing or hereafter planted or growing thereon; and any improvements 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 Forty Two Thousand Five Hundred and no/100-----Dollars

(\$42,500.00), and interest thereon, evidenced by the following promissory note:

I promise to pay to the STATE OF OREGON Forty Two Thousand Five Hundred and no/100-----

Dollars (\$42,500.00), with interest from the date of initial disbursement by the State of Oregon, at the rate of 5.9 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:

\$253.00----- on or before July 1, 1978----- and \$253.00 on the first 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 June 1, 2008-----

In the event of transfer of ownership of the premises or any part thereof, I will continue to be liable for payment and the holder 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

June 1, 1978

10:15

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

The mortgagor covenants that he owns the premises in fee simple, has good right to mortgage same, that the premises are free from encumbrances, and he will warrant and defend same forever against the claims and demands of all persons whomsoever, and this covenant shall not be extinguished by foreclosure, but shall run with the land.

MORTGAGOR FURTHER COVENANTS AND AGREES AS FOLLOWS:

1. To pay all debts and money secured hereby;
2. Not to permit the buildings to become vacant or unoccupied; not to permit the removal or demolition of any buildings or improvements now or hereafter existing, to said same in good repair; to complete all construction within a reasonable time in accordance with any agreement made between the parties hereto;
3. Not to permit the cutting or removal of any timber except for his own domestic use; not to commit or suffer any waste;
4. Not to exceed the use of the premises for any objectionable or unlawful purpose;
5. Not to permit any tax, assessment, lien, or encumbrance to exist at any time;
6. Mortgagor is authorized to pay all real property taxes assessed against the premises and add same to the principal, each of the advances to bear interest as provided in the note;
7. To keep all buildings adequately insured during the term of the mortgage, against loss by fire and such other hazards in such company or companies and in such an amount as shall be satisfactory to the mortgagor; to deposit with the mortgagor all such policies with receipts showing payment in full of all premiums; all such insurance shall be made payable to the mortgagor; insurance shall be kept in force by the mortgagor in case of foreclosure until the period of redemption expires;

7845

- a. Mortgagor 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;
- b. Not to lease or rent the premises, or any part or same, without written consent of the mortgagee;
- c. 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 acceleration.

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 407.110 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 mortgagee have set their hands and seals this 21st day of April, 1978.

*Bobby L. Lambert*

(Seal)

(Seal)

IN WITNESS WHEREOF, the mortgagee have set their hands and seals this 21st day of April, 1978.

### ACKNOWLEDGMENT

I, *Bobby Lynn Blum*, do hereby acknowledge that I am the wife of the above named husband, and that I have read and understood the contents of the foregoing instrument, and that I am signing it as my voluntary act and deed.

Witnessed by hand and official seal the day and year last above written.

*Bobby Lynn Blum*

Notary Public for Oregon

My Commission expires 6-16-81

### MORTGAGE

L M86982

TO Department of Veterans' Affairs

STATE OF OREGON 50210001 TUESDAYS 20TH 800 25 APR 81 10 1978 10 1978  
COUNTY OF Klamath 50210001 TUESDAYS 20TH 800 25 APR 81 10 1978 10 1978  
CITY OF Klamath 50210001 TUESDAYS 20TH 800 25 APR 81 10 1978 10 1978  
I certify that the within was recorded and duly recorded by me in Klamath County Records, Book of Mortgages.

M220 Rec'd 7844 on the 25th day of April, 1978 WH. D. MIKE Klamath County Clerk  
*Mike D. Mike* Deputy

Rec'd 847711 1978 at office 10:17 PM 7-21-81  
Klamath Falls, Oregon

County Klamath By *DeeDee J. Lipsch* Deputy

After recording return to  
DEPARTMENT OF VETERANS' AFFAIRS  
General Service Building  
Salem, Oregon 97310  
Form L-4 1974-2000

NOTE TO MORTGAGEE