

THE MORTGAGOR,

BOBBY L. LAMBERT

mortgages to the STATE OF OREGON, represented and acting by the Director of Veterans' Affairs, pursuant to ORS 407.039, the following described real property located in the State of Oregon and County of Klamath:

A tract of land situated in the N $\frac{1}{2}$ of SE $\frac{1}{4}$ 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 0° 08' West 608.25 feet; thence North 89° 52' West 1095.51 feet to the point of beginning; thence North 0° 08' East 205 feet; thence North 89° 52' West 214.19 feet; thence South 0° 08' West 205 feet; thence South 89° 52' East 214.19 feet to the point of beginning.

together with the tenements, hereditaments, rights, privileges, and appurtenances including roads and easements used in connection with said premises; electric wiring and fixtures; furnace and heating system; water heaters, fuel storage receptacles; plumbing, water and water heating systems; screens, doors; window shades and blinds; shutters; cabinets; built-ins; linoleums and floor coverings; built-in stoves, ovens, electric sinks, air conditioners, refrigerators, freezers, dishwashers; and all fixtures now or hereafter installed in or on the premises; and any shrubbery, flowers, trees, now growing or hereafter planted or growing thereon; and any replacement 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 to 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 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

Bobby L. Lambert

April 21

1978

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

The mortgagor warrants that he owns the premises in fee simple, has good right to mortgage same, that the premises are free
from encumbrances that he will forever and to his heirs and assigns 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:

1. To pay all debts and moneys secured hereby;
2. Not to permit the premises to become vacant or unoccupied; not to permit the removal or demolition of any buildings or im-
provements now or hereafter existing; to keep 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 permit the use of the premises for any objectionable or unlawful purposes;
5. Not to permit any tax, assessment, lien, or encumbrance to exist at any time;
6. Mortgagee 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 mortgagee; to deposit with the mortgagee all such
policies with receipts showing payment in full of all premiums; all such insurance shall be made payable to the mortgagee;
insurance shall be kept in force by the mortgagor in case of foreclosure until the period of redemption expires;

- 1. Mortgage 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;
- 2. Not to lease or rent the premises, or any part of same, without written consent of the mortgagee;
- 3. 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.

This mortgage 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 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 mortgage, 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 407.020 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 21st day of April, 1978.

Bobby L. Lambert (Seal)

(Seal)

(Seal)

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(Seal)

ACKNOWLEDGMENT

STATE OF OREGON, }
County of Klamath }

Before me, a Notary Public, personally appeared the within named Bobby L. Lambert,

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.

Bobby Lynn Blum
Notary Public for Oregon

My Commission expires 6-16-81

MORTGAGE

L- M86982

TO Department of Veterans' Affairs

Office of Oregon, 222 SOR 1960, TUESDAY 20TH DAY OF APRIL, 1978 SIX TO 1978 TO THE HOME

ENSURE JOHN G. Klamath 222 SOR 1960, TUESDAY 20TH DAY OF APRIL, 1978 SIX TO 1978, ENSURE

County of Klamath 222 SOR 1960, TUESDAY 20TH DAY OF APRIL, 1978 SIX TO 1978, ENSURE

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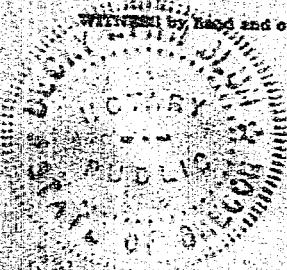
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After recording return to:
DEPARTMENT OF VETERANS' AFFAIRS
General Services Building
Salem, Oregon 97310

RECORDING FEE \$6.00

MOLE AND MORTGAGE