

71A 38-15163

51821

FLB 697A (8)  
51463

Vol. <sup>m</sup> 78 Page 14815

# FEDERAL LAND BANK MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That on this 14th day of June, 1978,

FLB  
LOAN 174304-6

Recorded \_\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_  
Page \_\_\_\_\_

Auditor, Clerk or Recorder

Alan J. Prescott, unmarried, Rainus Bros., a co-partnership  
consisting of Carl Rainus, George Rainus and Donald Rainus;  
Carl Rainus and Virginia Rainus, husband and wife, George  
Rainus and Kathleen Rainus, husband and wife, and Donald  
Rainus and Sharon Rainus, husband and wife,

hereinafter called the Mortgagors, hereby grant, bargain, sell, convey and mortgage to THE FEDERAL LAND BANK OF SPOKANE, a corporation in Spokane, Washington, hereinafter called the Mortgagee, the following described real estate in the County of Klamath, State of Oregon

The description of the real property covered by this Mortgage consists of 1 page marked Exhibit "A" which is attached hereto and is by reference made a part hereof.

FLB 174304-6

## EXHIBIT "A"

### PARCEL 1

That portion of the Southeast quarter Northeast quarter of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying South of the High Line Irrigation Canal of Malin Irrigation District LESS the portion thereof lying East of a line commencing 150 feet West of the Southeast corner of said Southeast quarter Northeast quarter and running North to said High Line Canal.

### PARCEL 2

All of the portion of the East half Southeast quarter of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Easterly and Northeasterly of the High Line Irrigation Canal of Malin Irrigation District.

### PARCEL 3

EXHIBIT "A"

PARCEL 1

That portion of the Southeast quarter Northeast quarter of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying South of the High Line Irrigation Canal of Malin Irrigation District LESS the portion thereof lying East of a line commencing 150 feet West of the Southeast corner of said Southeast quarter Northeast quarter and running North to said High Line Canal.

PARCEL 2

All of the portion of the East half Southeast quarter of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Easterly and Northeasterly of the High Line Irrigation Canal of Malin Irrigation District.

PARCEL 3

The portion of the Northeast quarter Northeast quarter of Section 9, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Easterly of the High Line Irrigation Canal of Malin Irrigation District.

PARCEL 4

The West half Southwest quarter of Section 3, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 5

The Northeast quarter Northeast quarter of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, the Southwest quarter Northeast quarter of Section 4, Township 41 South, Range 12 East of the Willamette Meridian; in the County of Klamath, State of Oregon; EXCEPTING THEREFROM that portion lying Easterly of the following line: Beginning at a point on the South line of said Southwest quarter Northeast quarter, which point is 895.5 feet East of the Center of said Section 4; thence North 5 degrees 45' West 1330.5 feet more or less to the North line of the Southwest quarter Northeast quarter of said Section 4.

14815

PARCEL 6

The Southeast quarter Northwest quarter of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPTING from Parcels 5 and 6 that part of the East half of Northwest quarter lying South and West of the following-described line: Beginning at a point on the East and West center line of said Section 4, said point being 498 feet West of the center of said Section 4, thence Northeasterly 688 feet 10 inches to a point, said point being 524 feet East of the center line of the Shasta Vew Irrigation Canal running Northeasterly and Southeasterly through said Southeast quarter Northwest quarter when measured on a line parallel to said East and West centerline of said Section 4; thence continuing on the same North-westerly direction to a point on the South line of the Northeast quarter of the Northwest quarter of said Section 4; thence West on said South line 100 feet to a point; thence North 55 degrees West 550 feet to a point; thence West parallel with the North line of said Section 4, to a point on the West line of the Northeast quarter of the Northwest quarter of said Section 4.

Initials:

*[Handwritten signatures and initials]*



including all leases, permits, licenses or privileges, written or otherwise, appurtenant or nonappurtenant to said mortgaged premises, now held by mortgagors or hereafter issued, extended or renewed to them by the United States or the State or any department, bureau, or agency thereof, which have been or will be assigned or waived to mortgagee.

Together with the tenements, hereditaments, rights, privileges and appurtenances, including private roads, now or hereafter belonging to or used in connection with the above described premises; and all plumbing, lighting, heating, cooling, ventilating, elevating, watering and irrigating apparatus and other fixtures, now or hereafter belonging to or used in connection with the above described premises, all of which are hereby declared to be appurtenant to said land; and together with all waters and water rights of every kind and description and however evidenced, and all ditches or other conduits, rights therein and rights of way therefor, which now are or hereafter may be appurtenant to said premises or any part thereof, or used in connection therewith.

This conveyance is intended as a mortgage securing the performance of the covenants and agreements hereinafter contained, and the payment of the debt represented by one promissory note made by the mortgagors to the order of the mortgagee, of even date herewith, for the principal sum of \$ 156,000.00 with interest as provided for in said note, being payable in installments, the last of which being due and payable on the first day of May, 2013.

#### MORTGAGORS, COVENANT AND AGREE:

That they are lawfully seized of said premises in fee simple, have good right and lawful authority to convey and mortgage the same; and that said premises are free from encumbrance; and each of the mortgagors will warrant and defend the same forever against the lawful claims and demands of all persons whomsoever, and this covenant shall not be extinguished by any foreclosure hereof, but shall run with the land.

To pay all debts and money secured hereby when due.

To keep the buildings and other improvements now or hereafter existing on said premises in good repair; to complete without delay the construction on said premises of any building, structure or improvement in progress, any improvements to existing structures in progress, and any improvements or remodeling for which the loan hereby secured was granted in whole or in part; not to remove or demolish or permit the removal or demolition of any building thereon; to restore promptly in a good and workmanlike manner any building, structure or improvement thereon which may be damaged or destroyed; to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property and its use; not to use or permit the use of said premises for any unlawful or objectionable purpose; not to cut or permit the cutting of timber from said premises except for domestic use; to maintain and cultivate the premises in good and husbandlike manner, using approved methods of preserving the fertility thereof; to keep the orchards on said lands properly irrigated, cultivated, sprayed, pruned and cared for; not to commit or suffer waste of any kind upon said premises; and to do all acts or things necessary to preserve all water rights now or hereafter appurtenant to or used in connection with said premises.

To pay before delinquency all taxes, assessments and other charges upon said premises, all assessments upon water company stock, and all rents, assessments and charges for water appurtenant to or used in connection with said property; and to suffer no other encumbrance, charge or lien against said premises which is superior to this mortgage.

To keep all buildings now existing or hereafter erected continuously insured against loss or damage by fire and such other risks in manner and form and in such company or companies and in such amounts as shall be satisfactory to the mortgagee; to pay all premiums and charges on all such insurance when due; to deposit with the mortgagee upon request all insurance policies affecting the premises, with receipts showing payment of all premiums and charges affecting said policies; and that all insurance whatsoever affecting the premises shall be made payable, in case of loss, to the mortgagee, with a loss payable clause in favor of and satisfactory to the mortgagee. The mortgagee shall be entitled to receive the proceeds of any loss under any such policy which may be applied by the mortgagee upon the indebtedness hereby secured in such manner as it may elect.

If any of the mortgaged property shall be taken under right of eminent domain, the mortgagee shall be entitled at its option to receive all compensation for the portion taken and damages to the remaining portion, to be applied by the mortgagee upon the indebtedness hereby secured in such manner as it shall elect.

Should the mortgagors be or become in default in any of the covenants or agreements herein contained, then the mortgagee (whether electing to declare the whole indebtedness hereby secured due and payable or not) may, at its option, perform the same in whole or in part and all expenditures made by the mortgagee in so doing, together with interest and costs, shall be immediately repayable by the mortgagors without demand, shall be secured by this mortgage, and shall draw interest until paid at the default rates provided for in the note hereby secured.

Time is material and of the essence hereof; and in case of breach of any of the covenants or agreements hereof, or if default be made in the payment of any of the sums hereby secured, or if the whole or any portion of said loan shall be expended for purposes other than those specified in the original application therefor except, by the written permission of said mortgagee, or if said land or any portion thereof shall be hereafter included in any special assessment district, then, in any such case, all indebtedness hereby secured, shall, at the election of the mortgagee, become immediately due without notice, and this mortgage may be foreclosed; but the failure of the mortgagee to exercise such option in any one or more instances shall not be considered as a waiver or relinquishment of the right to exercise such option upon or during the continuance of the same or any other default.

In case of any suit to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or any suit which the mortgagee may deem it necessary to prosecute or defend to effect or protect the lien hereof, the mortgagors agree to pay a reasonable sum as attorney's fees and all costs and legal expenses in connection with said suit, and further agree to pay the reasonable costs of searching records and abstracting or insuring the title, and such sums shall be secured hereby and included in the decree of foreclosure.

Upon or during the continuance of any default hereunder, the mortgagee shall have the right forthwith to enter into and upon the mortgaged premises and take possession thereof, and collect the rents, issues and profits thereof, and apply the same, less reasonable costs of collection, upon the indebtedness hereby secured, and the mortgagee shall have the right to the appointment of a receiver to collect the rents, issues and profits of the mortgaged premises. The rents, issues and profits of said premises after default are hereby assigned and mortgaged to the mortgagee as additional security for the indebtedness herein described.

This mortgage and the note secured hereby are executed and delivered under and in accordance with the Farm Credit Act of 1971 and any acts amendatory or supplementary thereto and the regulations of the Farm Credit Administration, and are subject to all the terms, conditions and provisions thereof, which are made a part hereof the same as if set out in full herein.

The covenants and agreements herein contained shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

It is agreed that if there is a prior mortgage to The Federal Land Bank of Spokane on the lands herein mortgaged, or any part thereof, default in the performance of any of the covenants of either this mortgage or the prior mortgage shall be considered a default of both mortgages and mortgagee may, at its option, declare either of both of the mortgages immediately due and payable.

~~This mortgage secures an obligation incurred in whole or in part for the construction of an improvement on said land.~~ *270-01-50 C.R. DR & R.*

Rajnus Bros., a co-partnership consisting of Carl Rajnus, George Rajnus and Donald Rajnus; Carl Rajnus and Virginia Rajnus, husband and wife, George Rajnus and Kathleen Rajnus, husband and wife, and Donald Rajnus and Sharon Rajnus, husband and wife, join in this mortgage for the purpose of subjecting any right, title, or interest which they may have in the mortgaged security, to the lien of said mortgage, but do not assume any personal liability for the payment of the debt secured hereby.

IN WITNESS WHEREOF, The mortgagors have hereunto set their hands the day and year first above written.

Carl Rajnus  
Carl Rajnus  
Virginia Rajnus  
Kathleen Rajnus  
George Rajnus  
George Rajnus  
Kathleen Rajnus  
Donald Rajnus  
Donald Rajnus

RAJNUS, BROS.  
 By: Carl Rajnus  
 Carl Rajnus, co-partner  
 By: George Rajnus  
 George Rajnus, co-partner  
 By: Donald Rajnus  
 Donald Rajnus, co-partner  
Sharon Rajnus  
 Sharon Rajnus  
Alan J. Prescott  
 Alan J. Prescott

STATE OF Oregon  
 County of Klamath ss.  
 Alan J. Prescott.

to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the same as (his) (her) (their) free act and deed.

Dennis Robinson  
 NOTARY PUBLIC  
 My Commission Expires May 9, 1982

STATE OF Oregon  
 County of Klamath ss.

Carl Rajnus and Virginia Rajnus, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the same as (his) (her) (their) free act and deed.

Dennis Robinson  
 NOTARY PUBLIC  
 My Commission Expires May 9, 1982

SKM



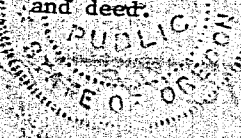
81841

14819

STATE OF Oregon )  
: ss.

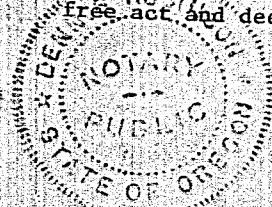
COUNTY OF Klamath )

On this 10th day of July, 1978, before me personally appeared George Rajnus and Kathleen Rajnus, to me known to be the persons described in and who executed the within instrument, and acknowledged that they executed the same as their free act and deed.



Annie Robinson  
Notary Public for the State of Oregon  
My commission expires May 9, 1982

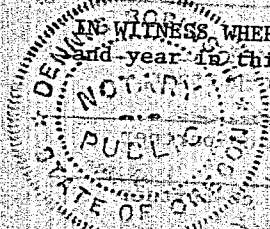
STATE OF Oregon )  
: ss.  
COUNTY OF Klamath )  
On this 10th day of July, 1978, before me personally appeared Donald Rajnus and Sharon Rajnus, to me known to be the persons described in and who executed the within instrument, and acknowledged that they executed the same as their free act and deed.



Annie Robinson  
Notary Public for the State of Oregon  
My commission expires May 9, 1982

STATE OF Oregon )  
: ss.  
COUNTY OF Klamath )

On this 10th day of July, 1978, before me personally appeared Carl Rajnus, George Rajnus and Donald Rajnus, known to me to be the co-partners in the co-partnership which executed the within instrument, and acknowledged that they executed the same as such co-partners and in the co-partnership name freely and voluntarily.



Annie Robinson  
Notary Public for the State of Oregon  
residing at Klamath Falls  
My commission expires May 9, 1982

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Transamerica Title Co.  
on 11th day of July A. D. 19 78 at 11:01 clock A.M.  
Recorded in Vol. N78, of Mortgages on Page 14815

W. D. MILNE, County Clerk  
By Bernetha Shelch

Fee \$15.00

Mail to: Fed Land BK  
900 Klamath Ave  
K. Falls, Oreg.  
97601