

## NOTE AND MORTGAGE

THE MORTGAGOR. HOWARD L. KOERTJE and SANDRA A. KOERTJE, husband and wife

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:

The SW of Lots 5 and 6, Block 18, NORTH KLAMATH FALLS, in the County of Klamath, State of Oregon.

together with the fixtures, furnishings, rights, privileges, and appurtenances including roads and easements used in connection with the premises; electric wiring and fixtures; furnace and heating system, water heaters, fuel storage receptacles; plumbing, ventilating, water and irrigating system; screens, doors, window shades and blinds, shutters, cabinets, built-in linoleums and floor coverings, built-in shelves, covers, electric sinks, air conditioning, refrigerators, freezers, dishwashers; and all fixtures now or hereafter installed in or on the premises; and any and every tree, shrub, or flower now growing or hereafter planted or growing thereon; and any replacements 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 407.012, 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:

\$213.00 on or before October 15, 1978 and \$213.00 on the 15th of each month thereafter, plus one-twelfth of the ad valorem taxes for each successive year on the premises secured by the mortgage, and continuing until the full amount of the principal, interest and advances shall be fully paid; and 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 September 15, 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 provided 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

On this 6th day of Sept., 1978

*Howard L. Koertje*  
*Sandra A. Koertje*

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, that he will warrant and defend same forever against the claims and demands of all persons whomsoever, and this covenant shall not be extinguished by law, and shall run with the land.

## MORTGAGOR FURTHER COVENANTS AND AGREES

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; 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 purpose.
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 be made as provided in the note.
7. To keep all buildings continuously 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; insured shall be kept in force by the mortgagee in case of foreclosure until the period of redemption expires.

8. Mortgagee shall be entitled to all easements and damages received under right of eminent domain, or for any security voluntarily insured, same to be applied upon the indebtedness.

9. Not to lease or rent the premises, or any part of same, without written consent of the mortgagee.

10. 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 the mortgage shall remain in full force and effect.

The mortgagee may, at his option, in case of default of the mortgage, perform same in whole or in part and all expenditures made in so doing including the employment of an attorney to enforce mortgages with the terms of the mortgage or the note shall bear 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 the property.

Default by 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 in the instrument of the mortgage to become immediately due and payable without notice and this mortgage subject to foreclosure.

The failure of the mortgagee to assert a any claims herein set forth will not constitute a waiver of any right arising from a breach of any covenant.

In case foreclosure is commenced, the mortgagee shall be liable for the cost of a title search, attorney fees, and all other costs incident to foreclosure 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 any sums, 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 herein.

It is understood and agreed that this note and mortgage are subject to the provisions of Article XI-A of the Oregon Constitution, ORS 400.010 to 400.015 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.

WITNESS: The mortgage 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 6th day of Sept 1978

Howard L. Koertje (Seal)  
Howard L. Koertje  
Sandra A. Koertje (Seal)  
Sandra A. Koertje

Sandra A. Koertje (Seal)

# ACKNOWLEDGMENT

STATE OF OREGON,

County of Klamath

Before me, a Notary Public, personally appeared the within named Howard L. Koertje and

Sandra A. Koertje his wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS, by hand and official seal this day and year last above written.

Darlene L. Addington  
Notary Public for Oregon

My Commission expires 3-22-81

# MORTGAGE

M96652

FROM TO Department of Veterans' Affairs

STATE OF OREGON,

County of Klamath

I certify that the within was received and duly recorded by me in Klamath County Records, Book of Mortgages,

No. 1778 Page 19938 on the 8th day of September, 1978. WM. D. MILNE Klamath County Clerk

By Demetrius H. Ketch Deputy.

Filed September 8, 1978 at 3:54 P.M.

Klamath Falls, Oregon

County Klamath by Demetrius H. Ketch Deputy.

After recording return to  
DEPARTMENT OF VETERANS' AFFAIRS  
General Services Building  
Salem, Oregon 97338

Fee \$4.00