

FEDERAL LAND BANK MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That on this 8th day of November, 1979

Alan Cain, same person as Alan L. Cain, and Darlene F. Cain, husband and wife, Joseph R. Roe and Constance G. Roe, husband and wife, and Andrew D. McElhinney and Camille V. McElhinney, husband and wife,

FLB
LOAN 180964-4

Recorded _____
at _____ o'clock _____
_____ , Page _____

Auditor, Clerk or Recorder

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 two pages marked Exhibit "A" which is attached hereto and is by reference made a part hereof.

79 NOV 27 AM 10 13

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 \$ 200,000.00 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 January, 2015.

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.

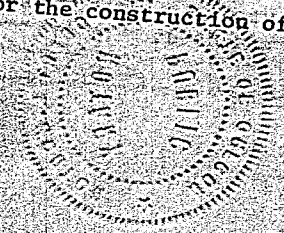
This mortgage and the note secured hereby are executed and delivered under and in accordance with the Farm Credit Act of 1971 and any acts amendatory or supplementary thereto and the regulations of the Farm Credit Administration, and are subject to all the terms, conditions and provisions thereof, which 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.

27489

Joseph R. Roe and Constance G. Roe, husband and wife, and Andrew D. McElhinney and Camille V. McElhinney, 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 the said mortgage; but do not assume any liability for the payment of the debt secured hereby.

This mortgage secures an obligation incurred in whole or in part for the construction of an improvement on said land and the acquisition cost of said land.



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

Andrew D. McElhinney
Camille V. McElhinney

Alan L. Cain
Darlene F. Cain
Constance G. Roe
Joseph R. Roe

STATE OF Oregon } ss.
County of Klamath

Alan Cain, same person as Alan L. Cain, and Darlene F. Cain, On November 14, 1979 before me personally appeared 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.

Debra K. Ruggles
NOTARY PUBLIC
My Commission Expires Oct. 30, 1980
On November 20, 1979 before me personally appeared 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.

STATE OF California } ss.
County of Riverside

Joseph R. Roe and Constance G. Roe, On November 20, 1979 before me personally appeared 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.



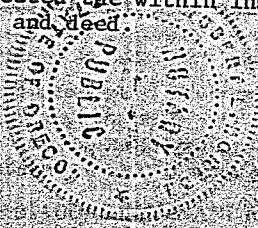
Debra K. Ruggles
NOTARY PUBLIC
My Commission Expires Aug. 19, 1983

00075

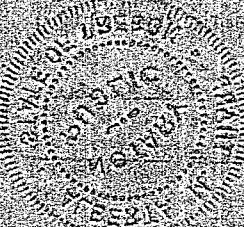
27490

STATE OF OREGON
County of KLAMATH

On this 24th day of November, 1979, before me personally appeared Andrew D. McElhinney and Camille V. McElhinney, 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.



Robert L. Martin
Notary Public for the State of Ore.
My commission expires 8-9-80



RECORDED
INDEXED
CLERK OF COUNTY
KLAMATH COUNTY, OREGON
NOV 27 1979

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the E½E½ of Section 7 The SW¼SW¼ of Section 8, the NW¼NW¼ of Section 17 and the NE¼NE¼ of Section 18, All in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch rebar marking the S 1/16 corner common to said Sections 7 and 8; thence West 299.19 feet; thence along the arc of a curve to the right (radius = 188.70 feet and central angle = $100^{\circ} 12' 14''$) 330.02 feet to a point 45 feet easterly of an existing drain; thence paralleling said drain as follows: along the arc of a curve to the left (radius point bears N. $79^{\circ} 47' 46''$ W. 165.00 feet and central angle = $64^{\circ} 29' 22''$) 185.72 feet, N. $54^{\circ} 17' 08''$ W. 70.42 feet, along the arc of a curve to the right (radius = 105.00 feet and central angle = $33^{\circ} 10' 29''$) 60.80 feet, N. $21^{\circ} 06' 39''$ W. 31.90 feet, along the arc of a curve to the right (radius = 125.00 feet and central angle = $21^{\circ} 50' 41''$) 47.66 feet, N. $00^{\circ} 44' 02''$ E. 528.19 feet, thence leaving said drain along the arc of a curve to the left (radius = 289.41 feet and central angle = $90^{\circ} 33' 15''$) 457.40 feet, thence N. $89^{\circ} 49' 13''$ W. 345.45 feet to the Easterly right of way line of Booth Road; thence along said Easterly right of way line S. $00^{\circ} 10' 47''$ W. 30.00 feet to a point from which the C-E 1/16 corner of said Section 7 bears N. $89^{\circ} 49' 13''$ W. 30.00 feet, thence S. $89^{\circ} 49' 13''$ E. 345.45 feet; thence along the arc of a curve to the right (radius = 259.41 feet and central angle = $90^{\circ} 33' 15''$) 409.99 feet to a point 15 feet Easterly of the said drain; thence paralleling said drain as follows: S. $00^{\circ} 44' 02''$ W. 528.19 feet, along the arc of a curve to the left (radius = 155.00 feet and central angle = $21^{\circ} 50' 41''$) 59.10 feet, S. $21^{\circ} 06' 39''$ E. 31.90 feet, along the arc of a curve to the left (radius = 135.00 feet and central angle = $33^{\circ} 10' 29''$) 78.17 feet, S. $54^{\circ} 17' 08''$ E. 70.42 feet, along the arc of a curve to the right (radius = 135.00 feet and central angle = $64^{\circ} 29' 22''$) 151.95 feet; thence N. $79^{\circ} 47' 46''$ W. 15 feet to the centerline of said existing drain; thence along the centerline of said drain Southwesterly to a point on the West line of the SE½SE½ of said Section 7; thence along said West line S. $00^{\circ} 29' 26''$ W. 430 feet, more or less, to the Northerly right of way line of the O.C. & E. Railroad; thence Southeasterly along said right of way line 1773 feet more or less, to the Easterly bank of an existing drain; thence Northerly along said Easterly bank, passing through a point 304 feet East of the Southeast corner of said Section 7, to a point on the South line of the N½SW½SW½ of said Section 8; thence Easterly along said South line 1019.7 feet, more or less, to the Southeast corner of said N½SW½SW½; thence Northerly to the Northeast corner of the SW½SW½ of said Section 8; thence Westerly to the point of beginning, containing 58.7 acres, more or less, with bearings based on survey No. 2845, as recorded in the office of the Klamath County Surveyor.

Also, a tract of land situated in the E½SE½ of Section 7, T39S, R10EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of Booth Road from which the C-E 1/16 corner of said Section 7 bears N $89^{\circ} 49' 13''$ W. 30.00 feet; thence S $89^{\circ} 49' 13''$ E. 345.45 feet; thence along the arc of a curve to the right (radius = 259.41 feet and central angle = $90^{\circ} 33' 15''$) 409.99 feet to a point 15 feet easterly of an existing drain; thence paralleling said drain as follows: S $00^{\circ} 44' 02''$ W. 528.19 feet, along the arc of a curve to the left (radius = 155.00 feet and central angle = $21^{\circ} 50' 41''$) 59.10 feet, S $21^{\circ} 06' 39''$ E. 31.90 feet, along the arc of a curve to the left (radius = 135.00 feet and central angle = $33^{\circ} 10' 29''$) 78.17 feet, S $54^{\circ} 17' 08''$ E. 70.42 feet, along the arc of a curve to the right (radius = 135.00 feet and central angle = $64^{\circ} 29' 22''$) 151.95 feet; thence N $79^{\circ} 47' 46''$ W. 15 feet to the centerline of the existing drain ditch; thence along the said centerline Southwesterly to a point on the West line of the E½SE½ of said Section 7; thence N $00^{\circ} 29' 26''$ E. 1800 feet, more or less, to the southerly right of way line of Booth Road; thence S $89^{\circ} 53' 08''$ E. 30.13 feet, thence N $00^{\circ} 10' 47''$ E. 29.97 feet to the point of beginning, containing 24.8 acres, more or less, with bearings based on survey No. 2845, as recorded in the office of the Klamath County Surveyor.

Initials: *MC MC CR JH DM eml*

Also, a tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, T39S, R10EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8-inch rebar marking the S 1/16 corner common to sections 7 and 8, T39S, R10EWM; thence West 299.19 feet; thence along the arc of a curve to the right (radius = 188.70 feet and central angle = 100°12'14") 330.02 feet to a point 45 feet easterly of an existing drain; thence paralleling said drain as follows: along the arc of a curve to the left (radius point bears N79°47'46"W 165.00 feet, with a central angle of 64°29'22") 185.72 feet, N54°17'08"W 70.42 feet, along the arc of a curve to the right (radius of 105.00 feet and a central angle of 33°10'29") 60.80 feet, N21°06'39"W 31.90 feet, along the arc of a curve to the right (radius of 125.00 feet and a central angle of 21°50'41") 47.66 feet, curve to the left (radius of 289.41 feet and a central angle of 90°33'15") 457.40 feet to a point from which the C-E 1/16 corner of said said section 7 is N89°49'13"W 375.45 feet and S00°10'47"W 30.00 feet; thence S89°49'13"E 134.55 feet; thence N00°10'47"E 614.29 feet to the Southerly right of way line of State Highway No. 140; thence Southeasterly along said right of way line 865 feet, more or less, to a point on the east line of said section 7; thence along said section line S00°22'28"W 360 feet, more or less, to the E $\frac{1}{4}$ corner of said section 7; thence S00°22'28"W 1340.07 feet to the point of beginning, containing 28.5 acres, more or less, with bearings based on survey No. 2845, as recorded in the office of the Klamath County Surveyor.

Also, a tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of section 7, T39S, R10EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point marked by a 5/8 inch iron pin on the easterly right of way line of Booth Road, said point being S89°53'08"E (N89°54'E by recorded plat of Junction Acres) 1360.71 feet and N00°10'47"E (N00°04'E by said Junction Acres) 30.00 feet from the C $\frac{1}{4}$ corner of said section 7, as established by Survey No. 759, as recorded in the office of the Klamath County Surveyor; thence N00°10'47"E, along said easterly right of way line, 227.00 feet; thence S89°49'13"E 480.00 feet; thence S00°10'47"W, parallel with the said easterly right of way line, 227.00 feet; thence N89°49'13"W 480.00 feet to the point of beginning, containing 2.50 acres, with bearings based on Survey No. 2026, as recorded in the office of the Klamath County Surveyor, said tract of land being subject to all easements and rights of way of record or apparent.

Together with a 40 h.p. Marathon electric motor, with a Berkeley centrifugal pump; and any replacements thereof, all of which are hereby declared to be appurtenant thereto. ✓

Initials: ALC, DEC, CR, JH, JWA, em.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

on 27th day of November A. D. 1979 at 10:13 o'clock A. M., at

publicly recorded in Vol. M79, of Mortgages on Page 27487

Wm. D. MILNE, County Clerk.

By Bernetha H. Hetch

Fee \$21.00

KCTC