

STATE OF OREGON, COUNTY OF KLAMATH; ss.  
 filed for record at request of Transamerica Title Co.  
 this 2nd day of April A. D. 1980 at 3:51 o'clock P.M., or  
 duly recorded in Vol. 180, of Mortgages on Page 6196  
 Fee \$10.50 By Wm D. MILHE, County Clk.  
Berntha Hetch

FORM No. 105A—MORTGAGE—One Page Long Form.

38-21372 - m Vol. 80 Page 6199

TC 82692

THIS MORTGAGE, Made this 31st day of March, 1980,  
 by JOHN WILLIAM GERAGHTY Mortgagor,  
 to ESTRID A. GERAGHTY Mortgagee,

WITNESSETH, That said mortgagor, in consideration of Fifty one thousand eight hundred...  
fifteen and 22/100 Dollars, to him paid by said mortgagee, does hereby  
 grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns, that cer-  
 tain real property situated in Klamath County, State of Oregon, bounded and described as  
 follows, to-wit:

Parcel 1:

That part of the S $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 3, Township 39 South, Range 9 East of  
 the Willamette Meridian, in the County of Klamath, State of Oregon, lying  
 Easterly of the U.S.R.S. Drain Ditch, EXCEPTING that portion lying within the  
 limits of Summers Lane.

PARCEL 2:

A parcel of land situate in the N $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, Township 39 South, Range  
 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more  
 particularly described as follows:

Beginning at a point which lies North 1°14' West a distance of 495.8 feet and South  
 89°26' West a distance of 730 feet from the iron pin which marks the Southeast  
 corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian;  
 thence continuing South 89°26' West 100 feet to a point, thence North 1°14' West 144.5  
 feet to a point; thence North 89°26' East 100 feet to a point; thence South 1°14' East  
 144.5 feet to the point of beginning,  
 which mortgagor is purchasing from Wesley D. Kellom Sr. and Julia A. Kellom, as  
 Sellers and John William Geraghty as Buyers per Contract of Sale, dated March 31, 1980.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
 or in anywise appertaining, and which may hereafter thereto belong or appertain, and the rents, issues and  
 profits therefrom, and any and all fixtures upon said premises at the time of the execution of this mortgage  
 or at any time during the term of this mortgage.

TO HAVE AND TO HOLD the said premises with the appurtenances unto the said mortgagee, his  
 heirs, executors, administrators and assigns forever.

This mortgage is intended to secure the payment of his promissory note, of which the  
 following is a substantial copy:

\$51,815.22

Klamath Falls, Oregon, March 31, 1980.

I (or if more than one maker) we, jointly and severally, promise to pay to the order  
 of ESTRID A. GERAGHTY at Klamath Falls, Oregon FIFTY ONE THOUSAND, EIGHT HUNDRED FIFTEEN  
 and 22/100---DOLLARS, with interest thereon at the rate of -0- percent per annum from  
 --- until paid, payable in monthly installments of not less than \$700.00 in any one pay-  
 ment; interest shall be paid ---and the minimum payments above required; the first payment  
 to be made on the 1st day of May, 1980, and a like payment on the 1st day of each month  
 thereafter, until the whole sum, principal and interest has been paid; if any of said  
 installments is not so paid, all principal and interest to become immediately due and  
 collectible at the option of the holder of this note. If this note is placed in the  
 hands of an attorney for collection, I/we promise and agree to pay holder's reasonable  
 attorney's fees and collection costs, even though no suit or action is filed hereon;  
 however, if a suit or an action is filed, the amount of such reasonable attorney's fees  
 shall be fixed by the court, or courts in which the suit or action, including any appeal  
 therein is tried, heard or decided.

/s/ John William Geraghty  
 JOHN WILLIAM GERAGHTY

The date of maturity of the debt secured by this mortgage is the date on which the last scheduled principal payment be-  
 comes due, to-wit: 19

And said mortgagor covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawfully  
 seized in fee simple of said premises and has a valid, unencumbered title thereto

and will warrant and forever defend the same against all persons; that he will pay said note, principal and interest, according to  
 the terms thereof; that while any part of said note remains unpaid he will pay all taxes, assessments and other charges of every  
 nature which may be levied or assessed against said property, or this mortgage or the note above described, when due and pay-  
 able and before the same may become delinquent; that he will promptly pay and satisfy any and all liens or encumbrances that  
 are or may become liens on the premises or any part thereof superior to the lien of this mortgage; that he will keep the buildings  
 now on or which hereafter may be erected on the said premises continuously insured against loss or damage by fire and such other  
 hazards as the mortgagee may from time to time require, in an amount not less than the original principal sum of the note or  
 obligation secured by this mortgage, in a company or companies acceptable to the mortgagee, with loss payable first to the mort-  
 gagee and then to the mortgagor as their respective interests may appear; all policies of insurance shall be delivered to the mort-  
 gagee as soon as insured. Now if the mortgagor shall fail for any reason to procure any such insurance and to deliver said policies  
 to the mortgagee at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings,  
 the mortgagee may procure the same at mortgagor's expense; that he will keep the buildings and improvements on said premises  
 in good repair and will not commit or suffer any waste of said premises. At the request of the mortgagee, the mortgagor shall  
 join with the mortgagee in executing one or more financing statements pursuant to the Uniform Commercial Code, in form satis-  
 factory to the mortgagee, and will pay for filing the same in the proper public office or offices, as well as the cost of all lien  
 searches made by filing officers or searching agencies as may be deemed desirable by the mortgagee.

The mortgagor warrants that the proceeds of the loan represented by the above described note and this mortgage are:  
 (a)\* primarily for mortgagor's personal, family, household or agricultural purposes (see Important Notice below),  
 (b) for an organization or (even if mortgagor is a natural person) are for business or commercial purposes other than agricultural purposes.

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay said note according to its terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the payment of said note; it being agreed that a failure to perform any covenant herein, or if a proceeding of any kind be taken to foreclose any lien on said premises or any part thereof, the mortgagee shall have the option to declare the whole amount unpaid on said note or on this mortgage at once due and payable, and this mortgage may be foreclosed at any time thereafter. And if the mortgagor shall fail to pay any taxes or charges or any lien, encumbrance or insurance premium as above provided for, the mortgagee may at his option do so, and any payment so made shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the same rate as said note without waiver, however, of any right arising to the mortgagee for breach of covenant. And this mortgage may be foreclosed for principal, interest and all sums paid by the mortgagee at any time while the mortgagor neglects to repay any sums so paid by the mortgagee. In the event of any suit or action being instituted to foreclose this mortgage, the mortgagor agrees to pay all reasonable costs incurred by the mortgagee for title reports and title search, all statutory costs and disbursements and such further sum as the trial court may adjudge reasonable as plaintiff's attorney's fees in such suit or action, and if an appeal is taken from any judgment or decree entered therein mortgagor further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal, all sums to be secured by the lien of this mortgage and included in the decree of foreclosure.

Each and all of the covenants and agreements herein contained shall apply to and bind the heirs, executors, administrators and assigns of said mortgagor and of said mortgagee respectively.

In case suit or action is commenced to foreclose this mortgage, the Court, may upon motion of the mortgagee, appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure, and apply the same, after first deducting all of said receiver's proper charges and expenses, to the payment of the amount due under this mortgage.

In construing this mortgage, it is understood that the mortgagor or mortgagee may be more than one person; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said mortgagor has hereunto set his hand the day and year first above written.

*John William Geraghty*  
 JOHN WILLIAM GERAGHTY

IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and if the mortgagee is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the mortgagee MUST comply with the Act and Regulation by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use Stevens-Ness Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, use Stevens-Ness Form No. 1306, or equivalent.

STATE OF OREGON,

County of Klamath

SS.

BE IT REMEMBERED, That on this 31<sup>st</sup> day of March, 1980, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named JOHN WILLIAM GERAGHTY

known to me, to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*Marlene T. Addington*  
 Notary Public for Oregon.  
 My Commission expires 3-22-81

## MORTGAGE

(FORM No. 105A)

STEVENS NESS LAW PUB. CO. PORTLAND, ORE.

TO

SPACE RESERVED  
 FOR  
 RECORDER'S USE

AFTER RECORDING RETURN TO

TIA

50.6th St.

STATE OF OREGON

County of Klamath

SS.

I certify that the within instrument was received for record on the 2nd day of April, 1980, at 3:51 o'clock P.M., and recorded in book M80 on page 6199 or as file/reel number 32692, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

Title

By Bernetha D. Helcho Deputy.

Fee \$7.00