

231600 GLOMUS 22318

**THE MORTGAGOR** Dale M. Hayden and Lillian M. Hayden, 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:

Lot 79 of Moyina, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

1. **NAME** **ADDRESS** **TELEPHONE NUMBER** **TYPE OF BUSINESS**  
2. **NAME** **ADDRESS** **TELEPHONE NUMBER** **TYPE OF BUSINESS**

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WILLIAM HENRY SHEPPARD

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together with the tenements, hereditaments, 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 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, flora, or timber 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.

Three Thousand Four Hundred Forty and no/100 Dollars

~~(\$ 37440.00)~~, and interest thereon, and as additional security for an existing obligation upon which there is a balance

owing of **FIVE HUNDRED TEN AND 21/100** Dollars (\$510.21).  
TWO US FRAUDULENT CHECKS ARE  
evidenced by the following promissory note:

I promise to pay to the STATE OF OREGON:  
Three Thousand Four Hundred Forty and no/100 Dollars (\$3,440.00), with  
interest from the date of initial disbursement by the State of Oregon, at the rate of 5.9 percent per annum,  
Five Hundred Ten and 21/100 Dollars (\$510.21), with  
interest from the date of initial disbursement by the State of Oregon, at the rate of 4.0 percent per annum,  
Dollars (\$ ), with  
interest from the date of initial disbursement by the State of Oregon, at the rate of 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: \$44.00 on or before AUGUST 1, 1980 and  
\$44.00 on the 1st of every 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 on the  
unpaid principal, the remainder on the principal.

The due date of the last payment shall be on or before July 1, 1990. In the event of transfer of ownership of the premises or any part thereof, I will continue to be liable for payment.

Dated at Klamath Falls, Oregon

DALE M. HAYDEN

~~DALE M. HAYDEN~~

*Ellen*

Oregon, dated December 4, 1957, and recorded in Book 180, page 10, Mortgage Records for Klamath

County, Oregon) which was given to secure the payment of a note in the amount of \$11,000.00—, and this mortgage is also given as security for an additional advance in the amount of \$3,440.00—, together with the balance of indebtedness covered by the previous note, and the new note is evidence of the entire indebtedness.

**11.5** The mortgagor covenants that he owns the premises in fee simple, has good right to mortgage same, that the premises are free from encumbrance, 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 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 buildings to become vacant or unoccupied; not to permit the removal or demolition of any buildings or im-

2. Not to remove 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, fees, 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 unceasingly 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 mortgagor; to deposit with the mortgagor all such policies with receipts showing payment in full of all premiums; all such insurance shall be made payable to the mortgagee;

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12. Mortgagor shall be entitled to all compensation and damages received under right of eminent domain, or for any security, when  
13. Mortgagor shall be entitled to all compensation and damages received under right of eminent domain, or for any security, when  
14. Not to lease or rent the premises or any part of same without written consent of the mortgagor.  
15. To promptly notify mortgagor 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 mortgagor; a purchaser will 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.

The mortgagor 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 draw 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 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 application, except by written permission of the mortgagor given before the expenditure is made, shall cause the entire indebtedness at the option of the mortgagor to become immediately due and payable without notice and this mortgage subject to foreclosure.

The failure of the mortgagor 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 mortgagor shall have the right to enter the premises, take possession, collect the rents, dues and profits and apply same, less reasonable costs of collection, upon the indebtedness and the mortgagor 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 407.210 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.

WORDING: The masculine shall be deemed to include the feminine, and the singular the plural where such connotations are applicable herein.

Dale M. Hayden, Lillian M. Hayden

IN WITNESS WHEREOF, The mortgagors have set their hands and seals this 18 day of June 1980

DALE M. HAYDEN

(Seal)

LILLIAN M. HAYDEN

(Seal)

### ACKNOWLEDGMENT

STATE OF OREGON

IN THE COUNTY OF Klamath, on the 25th day of June, 1980,

County of Klamath

Before me, a Notary Public personally appeared the within named Dale M. Hayden and

Lillian M. Hayden

act and deed

WITNESS my hand and official seal the day and

his wife and acknowledged the foregoing instrument to be their voluntary

year last above written.

Notary Public for Oregon

JANETTE M. MATCHETT  
NOTARY PUBLIC - OREGON  
My Commission Expires 3-31-84

### MORTGAGE

TO Department of Veterans' Affairs

L 21180  
IMP. ADV.

FROM

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. M80 Page 11677 on the 25th day of June, 1980 W. D. MILNE Klamath County Clerk

By Bernetha H. Hirsch Deputy

Filed June 25, 1980 at o'clock 1:53 P.M.

Klamath Falls, Oregon

County Klamath

By Bernetha H. Hirsch Deputy

After recording return to:

DEPARTMENT OF VETERANS' AFFAIRS  
General Services Building  
Salem, Oregon 97310

Fee \$7.00

NOTE AND MORTGAGE

Form L-4-A (Rev. 6-70)  
20130

J. J. [Signature]