

MTL-9042-L

Position 5

Vol. 180 Page 12182

USDA-FmHA
Form FmHA 427-1 OR
(Rev. 1-19-79)

REAL ESTATE MORTGAGE FOR OREGON

86335

THIS MORTGAGE is made and entered into by

Yonna Valley Ranch

Klamath

County, Oregon, whose post office

residing in

1220 S. W. Third,

Portland, Oregon

, Oregon 97204

address is

herein called "Borrower," and:

WHEREAS Borrower is indebted to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, herein called the "Government," as evidenced by one or more promissory note(s) or assumption agreement(s), herein called "note," which has been executed by Borrower, is payable to the order of the Government, authorizes acceleration of the entire indebtedness at the option of the Government upon any default by Borrower, and is described as follows:

Date of Instrument	Principal Amount	Annual Rate of Interest	Due Date of Final Installment
July 1, 1980	400,000.00	11.50	July 1, 2000

(If the interest rate is less than 11.50% for farm ownership or operating loan(s) secured by this instrument, then the rate may be changed as provided in the note.)

And the note evidences a loan to Borrower, and the Government, at any time, may assign the note and insure the payment thereof pursuant to the Consolidated Farm and Rural Development Act, or Title V of the Housing Act of 1949, or any other statutes administered by the Farmers Home Administration:

And it is the purpose and intent of this instrument that, among other things, at all times when the note is held by the Government, or in the event the Government should assign this instrument without insurance of the note, this instrument shall secure payment of the note; but when the note is held by an insured holder, this instrument shall not secure payment of the note or attach to the debt evidenced thereby, but as to the note and such debt shall constitute an indemnity mortgage to secure the Government against loss under its insurance contract by reason of any default by Borrower:

And this instrument also secures the recapture of any interest credit or subsidy which may be granted to the Borrower by the Government pursuant to 42 U.S.C. §1490a:

NOW THEREFORE, in consideration of the loan(s) and (a) at all times when the note is held by the Government, or in the event the Government should assign this instrument without insurance of the payment of the note, to secure prompt payment of the note and any renewals and extensions thereof and any agreements contained therein, (b) at all times when the note is held by an insured holder, to secure performance of Borrower's agreement herein to indemnify and same harmless the Government against loss under its insurance contract by reason of any default by Borrower, and (c) in any event and at all times to secure the prompt payment of all advances and expenditures made by the Government, with interest, as hereinafter described, and the performance of every covenant and agreement of Borrower contained herein or in any supplementary agreement, Borrower does hereby grant, bargain, sell, convey, mortgage, and assign with general warranty unto the

Government the following property situated in the State of Oregon, County (ies) of Klamath

See legal description attached hereto and made a part hereof....

This mortgage is also given to further secure the obligation secured by hereinbefore described mortgage to the Government, which mortgage shall remain in full force and effect.

THIS INSTRUMENT IS NOT VALID UNLESS IT IS
RECORDED IN THE PUBLIC RECORDS OF THE
COUNTY OF ST. LOUIS, MISSOURI, AND THE OFFICIAL RECORDS
OF THE CITY OF ST. LOUIS, MISSOURI.

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COUNTY OF ST. LOUIS, MISSOURI, AND THE OFFICIAL RECORDS
OF THE CITY OF ST. LOUIS, MISSOURI.

TO HAVE AND TO HOLD the property unto the Government and its assigns forever in fee simple.
BORROWER for Borrower's self, Borrower's heirs, executors, administrators, successors and assigns WARRANTS THE
TITLE to the property to the Government against all lawful claims and demands whatsoever except any liens, encumbrances,
easements, reservations, or conveyances specified hereinabove, and COVENANTS AND AGREES as follows:
(1) To pay promptly when due any indebtedness to the Government hereby secured and to indemnify and save harmless
the Government against any loss under its insurance of payment of the note by reason of any default by Borrower. At
all times when the note is held by an insured holder, Borrower shall continue to make payments on the note to the Govern-
ment as collection agent for the holder.
(2) To pay to the Government such fees and other charges as may now or hereafter be required by regulations of
the Farmers Home Administration.
(3) If required by the Government, to make additional monthly payments of 1/12 of the estimated annual taxes,
assessments, insurance premiums and other charges upon the mortgaged premises.
(4) Whether or not the note is insured by the Government, the Government may at any time pay any other amounts
required herein to be paid by Borrower and not paid by Borrower when due, as well as any costs and expenses for the pre-
servation, protection, or enforcement of this lien, as advances for the account of Borrower. All such advances shall bear
interest at the rate borne by the note which has the highest interest rate.
(5) All advances by the Government as described in this instrument, with interest, shall be immediately due and payable
by Borrower to the Government without demand at the place designated in the latest note and shall be secured hereby. No
such advance by the Government shall relieve Borrower from breach of Borrower's covenant to pay. Such advances, with
interest, shall be repaid from the first available collections received from Borrower. Otherwise, any payment made by
Borrower may be applied on the note or any indebtedness to the Government secured hereby in any order the Government
determines.
(6) To use the loan evidenced by the note solely for purpose authorized by the Government.
(7) To pay when due all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or assessed against
the property, including all charges and assessments in connection with water, water rights; and water stock pertaining to or
reasonably necessary to the use of the real property described above, and promptly deliver to the Government without
demand receipts evidencing such payments.

together with all rights, interests, easements, hereditaments and appurtenances thereunto belonging, the rents, issues, and
profits thereof and revenues and income therefrom, all improvements and personal property now or later attached thereto or
reasonably necessary to the use thereof, including, but not limited to, ranges, refrigerators, clothes washers, clothes dryers,
or carpeting purchased or financed in whole or in part with loan funds, all water, water rights, and water stock pertaining
thereto, and all payments at any time owing to Borrower by virtue of any sale, lease, transfer, conveyance, or condemnation
of any part thereof or interest therein-all of which are herein called "the property".

TO HAVE AND TO HOLD the property unto the Government and its assigns forever in fee simple.

BORROWER for Borrower's self, Borrower's heirs, executors, administrators, successors and assigns WARRANTS THE
TITLE to the property to the Government against all lawful claims and demands whatsoever except any liens, encumbrances,
easements, reservations, or conveyances specified hereinabove, and COVENANTS AND AGREES as follows:

- (1) To pay promptly when due any indebtedness to the Government hereby secured and to indemnify and save harmless
the Government against any loss under its insurance of payment of the note by reason of any default by Borrower. At
all times when the note is held by an insured holder, Borrower shall continue to make payments on the note to the Govern-
ment as collection agent for the holder.
- (2) To pay to the Government such fees and other charges as may now or hereafter be required by regulations of
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- (3) If required by the Government, to make additional monthly payments of 1/12 of the estimated annual taxes,
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Borrower may be applied on the note or any indebtedness to the Government secured hereby in any order the Government
determines.
- (6) To use the loan evidenced by the note solely for purpose authorized by the Government.
- (7) To pay when due all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or assessed against
the property, including all charges and assessments in connection with water, water rights; and water stock pertaining to or
reasonably necessary to the use of the real property described above, and promptly deliver to the Government without
demand receipts evidencing such payments.

(8) To keep the property insured as required by and under insurance policies approved by the Government and, at its request, to deliver such policies to the Government.

(9) To maintain improvements in good repair and make repairs required by the Government; operate the property in a good and husbandmanlike manner; comply with such farm conservation practices and farm and home management plans as the Government from time to time may prescribe; and not to abandon the property, or cause or permit waste, lessening or impairment of the security covered hereby, or, without the written consent of the Government, cut, remove, or lease any timber, gravel, oil, gas, coal, or other minerals except as may be necessary for ordinary domestic purposes.

(10) To comply with all laws, ordinances, and regulations affecting the property.

(11) To pay or reimburse the Government for expenses reasonably necessary or incidental to the protection of the lien and priority hereof and to the enforcement of or the compliance with the provisions hereof and of the note and any supplementary agreement (whether before or after default), including but not limited to costs of evidence of title to and survey of the property, costs of recording this and other instruments, attorneys' fees, trustees' fees, court costs, and expenses of advertising, selling, and conveying the property.

(12) Neither the property nor any portion thereof or interest therein shall be assigned, sold, transferred, or encumbered, voluntarily or otherwise, without the written consent of the Government. The Government shall have the sole and exclusive rights as mortgagee hereunder, including but not limited to the power to grant consents, partial releases, subordinations, and satisfaction, and no insured holder shall have any right, title or interest in or to the lien or any benefits hereof.

(13) At all reasonable times the Government and its agents may inspect the property to ascertain whether the covenants and agreements contained herein or in any supplementary agreement are being performed.

(14) The Government may (a) extend or defer the maturity of, and renew and reschedule the payments on, the debt evidenced by the note or any indebtedness to the Government secured by this instrument, (b) release any party who is liable under the note or for the debt from liability to the Government, (c) release portions of the property and subordinate its lien, and (d) waive any other of its rights under this instrument. Any and all this can and will be done without affecting the lien or the priority of this instrument or Borrower's or any other party's liability to the Government for payment of the note or debt secured by this instrument unless the Government says otherwise in writing. HOWEVER, any forbearance by the Government—whether once or often—in exercising any right or remedy under this instrument, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

(15) If at any time it shall appear to the Government that Borrower may be able to obtain a loan from a production credit association, a Federal land bank, or other responsible cooperative or private credit source, at reasonable rates and terms for loans for similar purposes and periods of time, Borrower will, upon the Government's request, apply for and accept such loan in sufficient amount to pay the note and any indebtedness secured hereby and to pay for any stock necessary to be purchased in a cooperative lending agency in connection with such loan.

(16) Default hereunder shall constitute default under any other real estate or crop or chattel security instrument held or insured by the Government and executed or assumed by Borrower, and default under any such other security instrument shall constitute default hereunder.

(17) SHOULD DEFAULT occur in the performance or discharge of any obligation in this instrument or secured by this instrument, or should any one of the parties named as Borrower die or be declared an incompetent, a bankrupt, or an insolvent, or make an assignment for the benefit of creditors, the Government, at its option, with or without notice, may: (a) declare the entire amount unpaid under the note and any indebtedness to the Government hereby secured immediately due and payable; (b) for the account of Borrower incur and pay reasonable expenses for repair or maintenance of and take possession of, operate or rent the property, (c) upon application by it and production of this instrument, without other evidence and without notice of hearing of said application, have a receiver appointed for the property, with the usual powers of receivers in like cases, (d) foreclose this instrument as provided herein or by law, and (e) enforce any and all other rights and remedies provided herein or by present or future law.

(18) The proceeds of foreclosure sale shall be applied in the following order to the payment of: (a) costs and expenses incident to enforcing or complying with the provisions hereof, (b) any prior liens required by law or a competent court to be so paid, (c) the debt evidenced by the note and all indebtedness to the Government secured hereby, (d) inferior liens of record required by law or a competent court to be so paid, (e) at the Government's option, any other indebtedness of Borrower owing to or insured by the Government, and (f) any balance to Borrower. At foreclosure or other sale of all or any part of the property, the Government and its agents may bid and purchase as a stranger and may pay the Government's share of the purchase price by crediting such amount on any debts of Borrower owing to or insured by the Government, in the order prescribed above.

(19) Borrower agrees that the Government will not be bound by any present or future laws, (a) providing for valuation, appraisal, homestead or exemption of the property, (b) prohibiting maintenance of an action for a deficiency judgment or limiting the amount thereof or the time within which such action may be brought, (c) prescribing any other statute of limitations, (d) allowing any right of redemption or possession following any foreclosure sale, or (e) limiting the conditions which the Government may by regulation impose, including the interest rate it may charge, as a condition of approving a transfer of the property to a new Borrower. Borrower expressly waives the benefit of any such State law. Borrower hereby relinquishes, waives, and conveys all rights, inchoate or consummate, of descent, dower, and curtesy.

(20) If any part of the loan for which this instrument is given shall be used to finance the purchase, construction or repair of property to be used as an owner-occupied dwelling (herein called "the dwelling") and if Borrower intends to sell or rent the dwelling and has obtained the Government's consent to do so (a) neither Borrower nor anyone authorized to act for Borrower will, after receipt of a bona fide offer, refuse to negotiate for the sale or rental of the dwelling or will otherwise make unavailable or deny the dwelling to anyone because of race, color, religion, sex, or national origin, and (b) Borrower recognizes as illegal and hereby disclaims, and will not comply with or attempt to enforce any restrictive covenants on the dwelling relating to race, color, religion, sex or national origin.

(21) This instrument shall be subject to the present regulations of the Farmers Home Administration, and to its future regulations not inconsistent with the express provisions hereof.

(22) Notices given hereunder shall be sent by certified mail, unless otherwise required by law, addressed, unless and until some other address is designated in a notice so given, in the case of the Government to Farmers Home Administration, at Portland, Oregon 97205; and in the case of Borrower at the address shown in the Farmers Home Administration Finance Office records (which normally will be the same as the post office address shown above).

(23) If any provision of this instrument or application thereof to any person or circumstances is held invalid, such invalidity will not affect other provisions or applications of the instrument which can be given effect without the invalid provision or application, and to that end the provisions hereof are declared to be severable.

(18) Borrower agrees that the Government will not be bound by any action of the Government or its agents or representatives in the event of a breach of the instrument.

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1st day of July, 19 80

Neil W. Barnwell
Burgess Hallbrook
Paula P. Barnwell

ACKNOWLEDGMENT FOR OREGON

STATE OF OREGON

COUNTY OF Klamath

On this 1st day of July, 19 80, personally appeared the above-

named Neil W. Barnwell and Mary P. Holbrook and Paula Barnwell

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

(NOTARIAL SEAL)

Linda Stille

Notary Public.

My Commission Expires July 13, 1981

My Commission expires

DESCRIPTION

PARCEL 1

All of Section 13, Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING the NW¼NW¼. ALSO, the SE¼, S½NE¼, SE¼SW¼ of Section 14, Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

Township 38 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, Section 34: E½ of the SW¼.

PARCEL 3

Township 38 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, Section 34: Beginning at the Southeast corner of the Southeast one-quarter of the Northwest one-quarter of said Section 34; thence West along the Southerly line of said SE¼ of the NW¼ of said Section 34, a distance of 1320 feet, more or less to the SW corner of said 40 acre tract; thence Northerly along the Westerly line of said 40 acre tract, 668 feet, more or less, to the Southerly line of the property heretofore conveyed to A. L. Michael by Deed recorded in Volume 66, page 552, Klamath County records; thence Southeasterly along the Southerly line of said Michael property to the Westerly line of the property heretofore conveyed to H. L. Arant by Deed recorded in Volume 33, page 78, Klamath County Deed Records; thence Southerly along the Westerly line of said Arant property a distance of 570 feet, more or less to the Southwest corner thereof; thence Easterly along the Southerly line of said Arant property 960 feet, more or less to the Easterly line of the SE¼ of the NW¼ of said Section 34; thence South along the Easterly line of said SE¼ of the NW¼ to the place of beginning.

PARCEL 4

Township 38 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, Section 34: Beginning at the SE corner of the SW¼ of the SW¼ of said Section 34; thence North along the East line of the W½ of the SW¼ of said Section 34, a distance of 2640 feet, more or less to the SE¼ of the SW¼ of the NW¼ of Section 34; thence continuing North along the East line of the SW¼ of the NW¼ of Section 34, a distance of 630 feet, more or less, to the center line of a dry gulch or wash, so described in Deed recorded in Klamath County Deed Records in Volume 182, page 255; thence North 75° West along said dry gulch 53 feet, more or less, to a fence line; thence South 0° 54' East along said fence line 3280 feet, more or less to the point of beginning.

PARCEL 5

Township 38 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, Section 35: S½ of the SW¼

PARCEL 6

Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, Section 2: Lot 1 and the SE¼ of the NE¼

DESCRIPTION
(continued)

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PARCEL 7

Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, Section 2: Lots 2, 3, 4 and the SW¼ of the NE¼, the S½ of the NW¼ and the S½.

PARCEL 8

Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, Section 3: S½, S½ of the N½, and the S½ of Lots 1 and 2

PARCEL 9

Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, Section 4: S½ of the SE¼

PARCEL 10

Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, Section 9: N½ of the NE¼

PARCEL 11

Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, Section 9: SE¼

PARCEL 12

Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, Section 10: NW¼ of the NW¼

PARCEL 13

Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, Section 10: E½, the E½ of the NW¼, and the SW¼

PARCEL 14

Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, Section 11: N½, the SW¼, the W½ of the SE¼ and the SE¼ of the SE¼

PARCEL 15

Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, Section 12: NW¼ and the N½ of the SW¼

PARCEL 16

Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, Section 14: N½ of the NE¼, the NW¼ and the NE¼ of the SW¼

PARCEL 17

Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, Section 15: NE¼ of the NE¼

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 1st day of July A.D., 19 80 at 3:38 o'clock P M., and duly recorded in Vol M80 of Mortgages on Page 12182.

FEE \$21.00

WM. D. MILNE, County Clerk

By Bernetha J. Hetsch Deputy

Return MTC