38 21627-6-1 ge USDA-FmHA agencine ency t thu sure

th (Rec. pt. 19.20) hading all charges and assessments in connection with which was provided the control of the rest property described above, and provided the control of the rest property described above, and provided the control of the rest property of the rest property of the rest property of the rest provided the (1) To the Miles of the Edge State Mortgage For Oregon (10) To the B6549 succe partie for sounds supported by the loss sounds supported by the loss transfer.

THIS MORTGAGE is made and entered into by the coverage of the

[5] All advances by the kingst anem is described in this instrument, with fraction of

residing in \_\_\_\_\_\_ County, Oregon, whose post office

address is — P. O. BOX 156, BONANZA , Oregon , O

🖚 instruites, premance premiunis and other clusters as a to the area great free res Therein called "Borrower," and an mean in hands were paint on the property of the same of

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: a payer in bakness of the good a

Pate of Instrument of course and the Principal Amount of (19) 12 10f Interest of

(1) To early promining which are any independence to be consented Annual Rate

Due Date of Final Installment

TULY 137/1980 3 15 1862 11 \$200,000.00 100 111.0%

of say per thereof in interest there is all of which are the contraction of the period in the period

therate, and the payment and a woming to 8 moore by vertical I see that their time. he empering purchased or timbered in whole or in par with both finds all waters and a co-

JULY 7,2020

(If the interest rate is less than 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

Those portions of Lot 2, Lot 3, Lot 4, SEKNWK, WKSEK and the EKSWK of Section 18, Township 39 South, Range 11 East of the Willamette Meridian, lying West of the Master Drain and South of a diagonal drain as the same is presently located and constructed, in the County of Klamath, State of Oregon.

State of Oregon. ansa ja knosentia jo aseg nig sonemnaged fin the fire is Meridian, lying west of the parter prairing and count of a distance or section 18, Towns ip 39 South, Sange (fill gaist of the thill end to prose portions of tolks, tolk 3, tolk 3, tolk 4, applying his same in the ment

YE 1985.

Covernment that following pruperfit structed in the State of Original County that we have

montary agreement, Berrywer goes beroby grant, beredir, with temple, constituent and coster in a content time o

to execute. The Consecutionent anomal he sample the this modes constact by the specific had defined by the sector.

perchagnic de consect and the being inches of exceptions in and officeration of their results of the first of a sound of all times to secure the prehipt-by yrealt of all advances and expeditiones made by the account of the present of all advances and expeditiones made by the account of the present of all advances and expeditiones made by more is livid by an instruct indical, it is recure performance of thoutawer's afrecament to them to any and tour interest of containing the contract of reason of the detact of borrow is the first of the contract of reason of the detact of borrow is the first of the contract of the detact of the containing the contract of the contract of the containing the contract of the contract of the containing the contract of the contract payment of the note and any tenest the and expressions notes and any takeonours committee a some that other committee m the event the tell terminant show and an instrument without instrumes of the property of the expense of property NOV. THEREFORE describes after of the pants and the figures whom the native is not account to the property of the

the face conseque the complete of the contraction Who are presentably problems of the trestring which and they could be superior representation of the problems and

of the more or attach to the deby evil encoul thereby, but as to the pore, and such deby globbles, within an incoming contribution Concerns of the last countries of wearstern skelled and in this instrument without a countries of the national statement skelled on the instrument of the in And a state, purpose and mits, of this instrument that, a north order things, or it can

the same and a supplementally state of the section of a contraction

enna alla merciada, desta anciada (c. electra 14), a esta el comprendente productivo, que Pola alectrico el megicino el aporta en aporta en presenta a aporta en presenta en presenta en comprendente en 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 the Farmers Home Administration of the first grade with the york of the first grade with

(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 preservation, 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

(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 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.

welling relating to ruce, color, religion, sex or national original	12502
regulations not inconsistent with the express provisions hereof.	ations of the Farmers Home Administration and the farmers
(22) Notices given hereunder chall Language	#일본 한 경우 환경 한 경우 그리지는 그런 사이트 보험 이 없었다. 그 것 같다.
(22) Notices given hereunder shall be sent by certified until some other address is designated in a notice so given, in at Portland, Oregon 97205, and in the case of Borrower at the	mail, unless otherwise required by law, addressed, unless and
Office records (which normally will be the annual of the second of the s	The shown in the Faithers nome Administration Eigenes
· · · · · · · · · · · · · · · · · · ·	site wit and ve j.
ir validity will not affect other provisions	hereof to any person or circumstances is held invalid such
abbasisal Polices and to that end the provisions hereof	are declared to be severable.
Here and 10) Gottomat afficial that the resetting and even as the	and by a properties of an active of the second seco
The state of the burning time at a section	
Sign of any let, of the literature, there we made and are greater.  The first configuration is a made of the contribution of the contribution and the contribution of the contribution and the contribution and the contribution are the contribution and the contribution are contributed as the contributed as t	en en jare geger in teorie en noar be in nivera yn tre. Han hegenyn betopara in a stauten i in it die en in die en die
N. M. HAGG EGGESTER OF STANKE STANKE STANKE STANKE STANKE	이 문장에는 어떤 어떤 어떤 회에 대회에서 대회 역사 기업을 가는 것이 되었다. 그는 그는 그는 그를 보고 있다면 그를 다 없다.
and graph to appear and a representation of the filling the contract of the co	
The (12) The buscoses of tenestrate and months of three in a	The state of the property of the figure of the first of t
1 -4 4505/6643 18 Sec. Capacity of the action of the control of th	<i>30</i> ,
responsible of operate or rem the mappings (c) mean applied in withing matter of heart got such application have been got such application have been proceeded in the cases, (d) three he this mattering in a purely receiver in the cases, (d) three he may receive of this little.	Migral Pulsation of the power of the control of the
WITNESS the hand(s) of Borrower this themes there and by	Will the tree process of the process
the production of assignmental the production and the first and the firs	legation of the property of the contract of th
- Terrorist to a signification of a trace treater of a sec	
The state of DILANIII occupation performance of the	process of sur-continuity and
in fill filled the control of the co	sernell D. Master
stele from in sufficient anomalic of the figure of the following the first in a configuration flats for the first in configuration flats for the first in the fir	NNETH D. MASTEN
the found sufficient anomal to be the contract to be the found of the contract to be the found of the contract to be the found of the f	សម្រាស់ ស្រាវិទ្ធា ស្មារិស្តី ស្រាវិស្តី ស្រាវិស្តី ស្រាវិទ្ធា ស្រាវិទ្ធា ស្រាវិទ្ធា ស្រាវិទ្ធា ស្រាវិស្តី ស្រាវិសិស្តី ស្រាវិស្តី ស្រាវិសិស្តី ស្រាវិស្តី ស្រាវិស្ស
- Regist was tracted to a characteristic and in its contribution of the	化类群 网络阿利斯 经保险股份 医胸腔 医乳腺 医血管 经收益 医原性
Circumstration to the content of the	M. Angraight as though
Communication of the property of the contraction of the second of the contraction of the	。1914年代表達的時間。資本企動和自由的企工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工
「策境(G) MSN 5 THE COURT OF HE VEHICLE LEED LEED	阿萨斯 建闭锁链接性 化抗维氏性 医克尔特氏试验检尿病 医大切内内皮结束 超级 拉克拉克 医血液管炎 化二丁
COUNTY OF CORRESPONDED TO THE CONTROL OF THE CONTRO	16) Following Interference of the production of the control of the
On this (conclusive) was (a) a raing of the many of the many of the conclusion of th	5004年 自己 (143, 1472)
	, 19 80, personally appeared the above-
named KENNETH D. MASTEN	리를 받으면 함께 등 등을 통해 한다. A Pert Color Part Color Part Part Part Part Part Part Part Par
(12) Notice the property for any portion of the real asset	Voluntary act and deed? Before me:
suppression of the principles, solving on vesting the property of the property solving and or vesting the property	
we choose of the beneath. Control, we quite not support to the subject of the sub	Office out and receive DOMAIA KINA
1311 La ball of responded the time known for a description	WUARY PURIT Open Z
The same of the sa	My Commission Expires / Jubic.
the contract of the American person of the MV	Commission expires
figure of the first foreign agreement and the first of th	트립턴 [설명] [제] ANG (A. )
STATE OF OREGON; COUNTY OF KLAMATH;	SS. 1814 1975 1975 1975 1975 1975 1975 1975 1975
I hereby certify that the within instrument was re	eceived and filed for record on the
A.D., 19.80 at 10:45 o'cloc	A M and duly received in the seh day of
July A.D., 19.80 at 10:45 o'clock A. M., and duly recorded in Vol. M80 of Mortgages on Page 12499	
	WM. Dy MILNE, County/Clerk
FEE \$14.00	$\sim$
<u>an aktiva da marangan da m</u>	By Siemetha Whels Ch Deputy