

14129

- (8) To keep the property insured as required by law 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.

14130

(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, Office, records (which normally will be the same as the post office address shown above) and either:

(a) 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.

(13) The borrower agrees that the Government will not be bound by any action or proceeding in any court of law or equity, or in any administrative proceeding, to enforce the performance of the obligations of the borrower under this instrument.

(14) The borrower agrees that the Government will not be bound by any action or proceeding in any court of law or equity, or in any administrative proceeding, to enforce the performance of the obligations of the borrower under this instrument.

(15) The borrower agrees that the Government will not be bound by any action or proceeding in any court of law or equity, or in any administrative proceeding, to enforce the performance of the obligations of the borrower under this instrument.

(16) The borrower agrees that the Government will not be bound by any action or proceeding in any court of law or equity, or in any administrative proceeding, to enforce the performance of the obligations of the borrower under this instrument.

(17) The borrower agrees that the Government will not be bound by any action or proceeding in any court of law or equity, or in any administrative proceeding, to enforce the performance of the obligations of the borrower under this instrument.

(18) The borrower agrees that the Government will not be bound by any action or proceeding in any court of law or equity, or in any administrative proceeding, to enforce the performance of the obligations of the borrower under this instrument.

(19) The borrower agrees that the Government will not be bound by any action or proceeding in any court of law or equity, or in any administrative proceeding, to enforce the performance of the obligations of the borrower under this instrument.

(20) The borrower agrees that the Government will not be bound by any action or proceeding in any court of law or equity, or in any administrative proceeding, to enforce the performance of the obligations of the borrower under this instrument.

(21) The borrower agrees that the Government will not be bound by any action or proceeding in any court of law or equity, or in any administrative proceeding, to enforce the performance of the obligations of the borrower under this instrument.

(22) The borrower agrees that the Government will not be bound by any action or proceeding in any court of law or equity, or in any administrative proceeding, to enforce the performance of the obligations of the borrower under this instrument.

(23) The borrower agrees that the Government will not be bound by any action or proceeding in any court of law or equity, or in any administrative proceeding, to enforce the performance of the obligations of the borrower under this instrument.

(24) The borrower agrees that the Government will not be bound by any action or proceeding in any court of law or equity, or in any administrative proceeding, to enforce the performance of the obligations of the borrower under this instrument.

(25) The borrower agrees that the Government will not be bound by any action or proceeding in any court of law or equity, or in any administrative proceeding, to enforce the performance of the obligations of the borrower under this instrument.

(26) The borrower agrees that the Government will not be bound by any action or proceeding in any court of law or equity, or in any administrative proceeding, to enforce the performance of the obligations of the borrower under this instrument.

(27) The borrower agrees that the Government will not be bound by any action or proceeding in any court of law or equity, or in any administrative proceeding, to enforce the performance of the obligations of the borrower under this instrument.

(28) The borrower agrees that the Government will not be bound by any action or proceeding in any court of law or equity, or in any administrative proceeding, to enforce the performance of the obligations of the borrower under this instrument.

(29) The borrower agrees that the Government will not be bound by any action or proceeding in any court of law or equity, or in any administrative proceeding, to enforce the performance of the obligations of the borrower under this instrument.

(30) The borrower agrees that the Government will not be bound by any action or proceeding in any court of law or equity, or in any administrative proceeding, to enforce the performance of the obligations of the borrower under this instrument.

Nels P. Mikkelsen
NELS P. MIKKELSEN

Elaine H. Mikkelsen
ELAINE H. MIKKELSEN

ACKNOWLEDGMENT FOR OREGON

On this 29th day of July, 1980, personally appeared the above-named Nels P. Mikkelsen and Elaine H. Mikkelsen, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office as Notary Public for the State of Oregon, this 29th day of July, 1980.

David E. Douglass
DAVID E. DOUGLASS
Notary Public

My Commission expires February 20, 1983

STATE OF OREGON; COUNTY OF KLAMATH; ss.
I hereby certify that the within instrument was received and filed for record on the 30th day of July, A.D., 1980 at 9:37 o'clock A M., and duly recorded in Vol. M80 of Mortgages on Page 14127.
FEE \$14.00
WM. D. MILNE, County Clerk
By *Bernice A. Heltsch* Deputy