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THIS MORTCACE is made and entered into by another CHARLES ALCONELSON and MARJORIE L. NELSON, Husband Office 1. Inc. 1 (2) VU strandings for the consections of a constraint of a feature of the matching of the consection o

Tresiding in the constraint of the part of against for the action of the action of the action of the part of the part of the part of the action of the part of the action of the part of t wherein called inBorrowers's and sectors in the United States of America, acting through the Farmers Home Administration, WHEREAS, Borrowers's indebted to the United States of America, acting through the Farmers Home Administration, WITEKEAS: BOTTOWECHS indebted to the United States of America, acting introugn the Farmers from Administration, United States Department of Agriculture, herein called the inGovernment, is as evidenced by one of more promissory note(s) United States Department of Agriculture, herein, called the Government, as evidenced by one of more promissory note(s) the order of the order of the order of the order of the order assunguion (agreement(s)), herein called "note, which has been executed by Borrower, is payable to the order of the Government, authorizes, acceleration, of the entire indeptedness at the option of the Government upon any default, by Borrower, and the order of the entire indeptedness at the option of the Government upon any default, by Borrower, and the order of the entire indeptedness at the option of the Government upon any default, by Borrower, and is described (as follows a nonumber of the order of the next of the order of interest (the order of the former) of the principal Amount and cost use of Interest (the order of interest (the order)) and the order of the order of interest (the order) of interes

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TO HAVE AND TO HOLD, the property onto the Avrigination and its assigns forever in the auropic of aspeiling purchased on financed in whole of in part with loan linels, ell water water fight, and varies need systemic filerete and all navinents are not owner to flornowed by write of november leave standed converting of converting And the note evidences a loan to Borrower and the Government, at any time, may assign the note and insure the And the note evidences a loan to Borrower, and the Government, at any time, may assign the note and insure the And the note evidences a toan 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

And it is the purpose and intent of this instrument that, among other things, at all times when the note is held by the purpose and intent of this instrument that, among other things, at all times when the note this instrument without insurance of the note this instrument without insurance of the note this instrument. And aris the purpose and intent of this instrument that, among other things, at all times when the note, this instrument Government, or in the event the Government should assign this instrument without insurance of the note, this instrument shall secure navment of the note, but when the note is held by an insured holder this instrument shall not secure navment any other statutes administered by the Farmers Home Administration: Government, or in the event the Government should assign this instrument without insurance of the note, this instrument shall not secure payment. Should assign this instrument without insurance of the note, this instrument shall not secure payment of the note but, when the note is held by an insured holder, this instrument shall not secure payment of the note of 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 Rorrower.

of the note of attach to the debt evidenced thereby, but as to the note and such debt shall constitute an to secure the Government against loss under its insurance contract by reason of any default by Borrower, And this instrument against loss under its insurance contract by reason or any usual by borrower, And this instrument also secures the recapture of any interest credit or subsidy which may be granted to the Borrower by

Now iTHEREFORD (in consideration of the IDan(s) and (a) at all times when the note is held by the Government, or

NUWITHEKEPUKE in consideration of the toan(s) and (a) at all times when the note is need by the Government, of the fevent the Government ishould assign this instrument without insurance of the payment of the note, to secure prompt the contribution of the note is need by the time when the In the revent the Bovernment is nouid assign this instrument without insurance of the payment of the note, to secure prompt by a sign this instrument without insurance of the payment of the note, to secure prompt have been been and any agreements contained therein, (b) at all times when the note is held by an insured bolder to secure performance of Borrower's agreement herein to indemnify and some barmlers the 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 indennify 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 event and a performance described and the performance of every covenant and agreement of Borrower contained herein or in any event and a performance described and the performance of every covenant and agreement of Borrower contained herein or in any event and a present described and the performance of every covenant and agreement of Borrower contained herein or in any event and agreement of Borrower contained herein or in any event and agreement of Borrower contained herein or in any event and agreement of Borrower contained herein or in any event and agreement of Borrower contained herein or in any event and agreement of Borrower contained herein or in any event and agreement of Borrower contained herein or in any event and agreement of Borrower contained herein or in any event and agreement of Borrower contained herein or in any event and agreement of Borrower contained herein or in any event and agreement of Borrower contained herein or in any event and agreement of Borrower contained herein or in any event and agreement of Borrower contained herein or in any event and agreement of Borrower contained herein or in any event and agreement of Borrower contained herein or in any event and agreement of Borrower contained herein or in any event and agreement of Borrower contained herein or in any event and agreement of Borrower contained herein or in any event and agreement of Borrower contained herein or in any event and agreement an times to secure the prompt payment of an 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 supple-mentary agreement. Borrower does hereby grant bargain cell, convey mortgage, and assign with general warranty into the nerematter described; and the performance of every covenant and agreement of Borrower contained nerem or in any supple-mentary agreement, Borrower does hereby grant, bargain, sell, convey, mortgage, and assign with general warranty unto the

The SWLSWL An Section 4; The NELSWL EXCEPT the East 18:7 Jacres Of that portion of the said NELSWL which lies THEINWESSE OF CHE Langers Varrey Market Road; THEINWESSE IN Section (4;) ine NW±SW±Ein Section 4;7, Error of WtSEL which Lies South and West of the said Market AllSthat pontion of the SELSWL and SWLSEL which Lies South and West of the said Market Road in Section 4;

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All of the NWL of Section 9 and all of the NEL of Section 9 which lies South and Mespiol said Market Road for and all of the MPT of Decoron A Murch Thes South Sho JALLWIN TOWNSHIP 40 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN HOTER and East of the Lengers Verlie, Server, Road EXCEPTING therefrom "those" portions conveyed to "the United States of America by

Deed dated April 6, 1924, recorded June 30, 1924, in Vol. 64 at page 273, cenermoleut the following property substantiation the State of Oragon. County (ics) of ALSO THE FOLLOWING DESCRIBED PERSONAL PROPERTY:

ALSO THESE OLEOWING TO BOTT TO BOTT TO SOUND STATUS OF BALLS. Hail 1200'x4"x76" wheel Lines: of sack coasuant and streaming at Bottows continue to the interview of the The Third 200'x4"x76" wheel Lines: of sack coasuant and streaming at Bottows continue to the interview coast and stream of the stream of the stream of the stream of the coast and the stream of the total stream of the total stream of the total stream of the total stream of the stream W2200/m8%pvCymainlineswith fifthtings mouth adjour adjour measures of the basined of the more dependent of the more dependent 2700"L6"x30'Maluminum mainline with fittings bil mace and a the bors of the fit of the bors of the bors of the fit of the bors of the 2020 - Orm RVC-Supply (Line With Unisers 2020 40 h: D. Cornell (Dumps With Panel's Direct code of supers) when the best of the superson of and the superson of the superson of

of This mortgage is also given to further secure the obligations secured by hereinbefore codescribed mortgage to the Government, which mortgage shall remain in "full force and eulect the purpose and micht of this marrament that, among other duings at all times when he concrete an order to no subcristation administered by the Panners Home Administration. any otherstitles administered by the Parmers Home Administration:

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 inccessary to the use thereof, including, but not limited to, ranges, refrigerators, clothes washers, clothes dryers, clothes dryers, and water stock pertaining reasonably necessary to the use thereof, including, but not innited to, ranges, retrigerators, ciothes washers, ciothes dryers, or carpeting, purchased or financed in whole or in part with loan funds, all water, water rights, and water stock pertaining or carpeting purchased or innanced in whole or in part with loan junus, an water, water lights, and water stock pertaining thereto, and all payments at any time owing to Borrower by virtue of any sale, lease, transfer, conveyance, or condemnation

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, against an away claims and demands whatsoever except any news, circum 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

(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 Government as collection agent for the holder. (2) a To pay to the Government, such fees, and other charges as may, now, or hereafter, be required by regulations of the Farmers Home Administration. (4) ratio pay to the store intent such access and which the second provide the second provide the second provide the farmers Home, Administration pice to the order of the second provide the second provid

r (3) a light equired toy the scovernment, 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 hereins 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 (5) All advances by the Government as described in this instrument, with interest, shall be immediately due and payable (2) All advances by the Government as described in this instrument, with interest, shan be inmediately 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 such advance by the Government snall 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 of 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

(8) To keep the property insured as required by and under insurance policies approved by the Government and, at its (9) To maintain improvements in good repair and make repairs required by the Government; operate the property in a request, to deliver such policies to the Government. good and husbandmanlike manner; comply with such farm conservation practices and farm and home management plans as good and nuscoandmanuke manner; comply with such tarm conservation practices and tarm and nome 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 conservation from the Government, cut; remove, or lease any impairment of the security covered hereby; or without the written conservation to construct demonstration of the manual constraints of the security covered hereby; or without the written conservation of the demonstration of the security covered hereby; or without the written conservation of the security covered hereby; or without the written conservation of the security covered hereby; or without the written conservation of the security covered hereby; or without the written conservation of the security covered hereby; or without the written covered hereby; or written cov

timber, gravel, "oil, gas, poal, 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 and priority nereon and to the enforcement of or the compliance with the provisions nereot 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 any and survey of the property, costs of recording this and other instruments, attorneys fees, trustees fees, court costs, and

C(12) Neither the property nor any portion thereof or interest therein shall be assigned, sold, transferred, or encumbered, expenses of advertising, selling, and conveying the property. voluntarily of otherwise, without the written consents of the Government. The Government shall have the sole and exclusive

voluntarily or otherwise "without the written' consent of the Government." The Government snall nave 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 satisfaction of the sole times the Government and its agents may inspect the property to ascertain whether the covenants and reasonable times the Government and its agents may inspect the property to ascertain whether the covenants

(13) At all reasonable times the Government and its agents may inspect the property a subject of the second s (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 of the instrument or Borroward of any other network liability to the Conservation for some of the network. and (o) waive any other or its rights under this instrument. Any and an this can and win be done without anothing the note or 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 depu secured by this instrument unless the Government says otherwise in writing. HOWEVER, any torbearance by the Government-whether once or often-in exercising any right or remedy under this instrument, or otherwise afforded by

Government-wnetner once or otten-in exercising any them or tennedy under this instrument, or otherwise arrorder 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 (15). credit association, a Federal land bank, or other responsible cooperative or private credit source, at reasonable rates and

terms for loanstfor 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 (16) Default hereunder shall constitute default under any other real estate of crop or chattel security instrument held or to be purchased in a cooperative lending agency in connection with such loan.

insured by the Government and executed or assumed by Borrower, and default under any such other security instrument

(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 shall constitute default hereunder. instrument, or should any one of the parties named as porrower 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: 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 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 evidence and without notice of nearing 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 instrument as provided herein or by law, and (e) enforce any and all other instrument as provided herein or by law.

(18) The proceeds of foreclosure sale shall be applied in the following order to the payment of: (a) costs and expenses rights and remedies provided herein or by present or future law. 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 record required by law or a competent court to be so paid, (e) at the Government's option, any other related 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

(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 Government, in the order prescribed above. appraisal, nomesteau or exemption of the property, (c) promoting maintenance of an action for a denoticity juggment of limiting the amount thereof or the time within which such action may be brought, (c) prescribing any other statute of

innung sure amount, mercor, or merune within when such action may be orought, (c) preserioing any other statute of limitations; (d) allowing any right of redemption of possession following any foreclosure sale or (c) limiting the conditions which the Government may by regulation imposed 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

telinquishes; waives; and conveys all rights inchoate or consummate; of descent; dower; and curtesy. or ((20)^{1/2}If any partiof 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 rend the dwelling and has obtained the Government's consent to do so (a) neither Porrower the dwelling and has obtained the Government's consent to do so (b) and the dwelling and has obtained the Government's consent to do so (b) and the dwelling and has obtained the Government's consent to do so (b) and the dwelling and has obtained the Government's consent to do so (b) and the dwelling and has obtained the Government's consent to do so (c) and the dwelling and has obtained the Government's consent to do so (c) and the dwelling and has been at the dwelling at the dwelling and has been at the dwelling at the d or tene the uwening and has obtained the obvertiment's consent to do so (a) nettiger portower nor anyone authorized to act for Borrower will; after receipt of a bona fide offer vetuse to negotiate for the sale or rental of the dwelling or will otherwise makes unavailable or deny the dwelling to any one because of race, color religion, sex (on national origin, and (b) Borrower recommises as illegal and hereby disclama and will not recommise the formational origin, and (b) any one because of race, color religion, sex (on national origin, and (b) Borrower recommises as illegal and hereby disclama and will not recommist or the provide the second or the second of the second or the second or the second of the secon 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.

FEE_\$14.00

WM. D. MILNE, County Clerk By Dernetha & Letoch Deputy

I hereby certify that the within instrument was received and filed for record on the 12th day of August A:D: 19-80 at 4:37 O'clock P M: and duly recorded in Vol M80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Can authinize peterment private putting to the boxet of furth consents but at tolescel and approximation of the boxet of furth consents but at tolescel and approximation of the boxet of furth consents but at tolescel and approximation of the boxet of furth consents but at tolescel and approximation of the boxet of the boxet of furth consents but at tolescel and approximation of the boxet of the boxet of furth consents but at tolescel and approximately act and deed to be boxet of the boxet of t

Covernment whether check of effer-in exercising any right of remedy wides the insurance of otherwise allowed by deor seared by this matument outers the Government says otherway in whithe HOWEVER, any jurisatione by the STATE OF OREGON The transmit of Bortower) or any other party a hability to the General derivation for parameter of the none of and (a) water any other other refus under that affictuation. Any and all the can are which done without an elements that COUNTY OF the note of suc indepretions in the Gavenment, (c) release politions of the memory (b) release on politicity to locate the line of the memory (b) release on the memory (c) release politions of the memory (b) release on the memory (c) release politions of the memory (b) release on the memory (c) release politions of the memory (c) release on the memory (c) release on the memory (c) release politions of the memory (c) release on the memory of the memory (c) release politions of the memory (c) release on the memory (c) release on the memory (c) release on the memory of the (if) the control of any independent in the control of sended particle intermediate (b) to be any ball, and the control of the

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Unomanina pr Bo Shale A 1/sha CHARLES TAY NEESON F 2021 CONSISTING OF TANK OF THE SUNCHARLES A. INELSON , JR. 15 Second a Martines of Party

instrument, or should any que of the parties haqued as Borrower die or be declared an incomperent, a bank up, or an (13) SHOULD DEPAULT occur in the performance or discitative of any obligation in this hold repaint or section by the epay chenine ring And

of pressers in like cases, (d) foreclose this unstrument at provided herein of by laws and ic) enforce any and all other number and remedies provided herein or by present or future law possession of coperate of their the property, (e) upon application by it and production at this instrument. Automotion start evidence and without notice of hearing of raid application, have a receiver appointed for the property with the naura powers evidence and without notice of hearing of raid application, have a receiver appointed for the property with the naura powers WITNESS the hand(s) of Borrower this tower 5thm and by day of the construction of the resonance of the second structure of the process of the construction process of the construction process of the construction process of the construction of the process of the construction of the const

of record required by law or a connector court to be separit, (c) at the Government's option, any other incohiedness of Borower, owher to on marter by the Government, and (f) any balance to Borower. At inteclusing at other sale of all or any part of the proparity, the Government and its agents may be and purchase as a strateget and may pay the Government and its agents may be and purchase as a strateget of the proparity decision and the agents may be any define of Borrower owing to or more defined by the inent's share of the purchase place by crediting such amount on any debits of Borrower owing to or more defined from a share of the purchase place by crediting such amount on any debits of Borrower owing to or more defined from the proved of the purchase place by crediting such amount on any debits of Borrower owing to or more defined by the Description of the debieweers of the mate and all indeptedness to the Government sector hards, (d) interest with the provisions hereof (b) any prior fields required by the organization with the provisions hereof. fist The proceeds of foreclosure self shall be applied in the following order to the payment of a close and expenses

uansfer of the projectiv tota new Borrower, Borrower expressiv waives the henefit of any such State law, Borrower header 694(23) %If any provision of fthis instrument for application thereof to any person or circumstances is held invalid, such invalidity will not affect other provisions for 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 according on a quick set of the invalue of the provision shows and the severable according on a quick set of the provision of the bubble of the bub

regulations not inconsistent with the express provisions hereof description or the sum or resulting or the average or with 24 1(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) and courses

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dwelling relating to tace, color, religion, sex of national origin seconds a semiclastic second provide and will not couply with or strengt to couple and restriction or strengt to the present regulations of the Farmers Home Administration, and to its future