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hereinafter called, the Mortgagors, hereby grant; bargain; sell, convey and mortgagers

ington, hereinafter, called, the Mortgagee; the following described real sestate / in the all dars of the business and the Mortgagee; the following described real sestate / in the all dars of the business and the mortgagee is the following described real sestate / in the all dars of the business and the busines to a THE FEDERAL LAND BANK OF SPOKANE; a) corporation in Spokane; Washun succession of the second of County of Klamath

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FLB No. 185753-8

A tract of land situated in Government Lot 3, Section 28 and the W1 of Section 21, all in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County; Oregon; more particularly described as follows: Beginning at a 5/8-inch iron pin from which the Southwest corner of said Section 21 bears S. 27°15'00" W. 1483.08 feet; thence N. 00°06'45" E. 1544.45 feet to a 5/8-inch iron pin on the left bank of the Williamson River; thence Easterly along the said left bank of the Williamson River to the Northeast Lasteriy along the said left bank of the Williamson River to the Northeast corner of Government Lot 20 of said Section 21; thence Southerly along the East line of Government Lots 20, 26, 29, 34, and 37 of said Section 21 and Government Lot 3 of said Section 28 to the Southeast corner of the N¹/₂ of said Lot 3: thence Westerly to the Southeast corner of the N¹/₂ of said Worther Interest to the Southwest corner of the N2 of said Lot 3; thence Norther Interest Northwest corner of the N2 of said Lot 3; thence Norther Interest Northwest corner of the N2 of said Lot 3; thence Northerly to the Northwest corner of said Lot 3; thence North to a point that bears East from the point of beginning; thence West to the point of beginning, containing 123 acres, more or less, with bearings based on survey No. 2243, as containing 125 acres, more of less, with pearings based on survey No. 2243, as recorded in the Klamath County Surveyor's office. SUBJECT TO items 1, 2, 3, 4, 5, 7, and 8 as shown in Deed Volume M-78-18829 as recorded in the Klamath

Together with a 50 HP G.E. electric motor with a Cornell centrifugal pump, and County deed records. any replacements thereof, all of which are hereby declared to be appurtenant thereto. I

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including all leases, permits, licenses or privileges, written or otherwise, appurtenant or nonappurtenant to said mortgaged premises, now held by mortgagors, or hereafter issued, extended or renewed to them by the United States of the State or any department, bureau, or agency thereof, which have been or will be assigned or waived to mortgagee.

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Together with the, tenements, here ditaments, rights, privileges and appurtenances, including private roads, now or hereafter belonging-to-or-used-in-connection-with the above described premises; and all plumbing, lighting, heating, cooling, ventilating, elevating,-watering-and-irrigating^capparatus and other fixtures, now or hereafter belonging to or used in connection with the above described premises, all-of-which-are hereby declared-to-be appurtenant to said land; and together with all waters and water rights of-every-kind and description-and-however evidenced, and all ditches or other conduits, rights therein and rights of way therefor, which-now-are-or-hereafter-may-be-appurtenant to said premises or any part thereof, or used in connection therewith.

This conveyance is intended as a morigage securing the performance of the covenants and agreements hereinafter contained, and the payment of the debt represented by one promissory note made by the mortgagers to the order of the mortgagee, of even date here with, for the principal sum of \$ 115,000.00 with interest as provided for in said note, being payable in installments, the last of which being due and payable on the first day of <u>January</u>, 2006

MORTGAGORS COVENANT AND AGREE

That they are lawfully seized of said premises in fee simple, have good right and lawful authority to convey and mortgage the same, and that said premises are free from encumbrance; and each of the mortgagors will warrant and defend the same forever against the lawful claims and demands of all persons whomsoever, and this covenant shall not be extinguished by any foreclosure hereof, but shall run with the land.

To pay all debts and money secured hereby when due.

To keep the buildings and other improvements now or hereafter existing on said premises in good repair; to complete without a delay the construction on said premises of any building, structures or improvement) in progress, any improvements to existing structures in progress, and any improvements or immodeling for which the loan hereby secured was granted in whole or in part; not to remove or demolish or permit the removal or demolishment of any building; thereon; to restore promptly in a good and workmanlike-manner-any-building, structure or improvement thereon which may be damaged or destroyed; to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property and its use; not to use or permit the secure of said premises for any unlawful or objectionable purpose; not to cut or permit the cutting of timber from said premises except for domestic use; to maintain and cultivate the premises in good and husbandlike manner, using approved methods of preserving the fertility thereof; to keep the orchards on said premises; and to do all acts or things necessary to preserve all water rights now or hereafter appurtenant to or used in connection with said premises.

To pay before delinquency all taxes, assessments and other charges upon said premises, all assessments upon water company stock, and all rents, assessments and charges for water appurtenant to or used in connection with said property; and to suffer no other encumbrance, charge or lien against said premises which is superior to this mortgage.

To keep all buildings now existing or hereafter erected continuously insured against loss or damage by fire and such other risks in manner and form and in such company or companies and in such amounts as shall be satisfactory to the mortgagee; to pay all premiums and charges on all such insurance when due; to deposit with the mortgagee upon request all insurance policies affecting the premises, with receipts showing payment of all premiums and charges affecting said policies; and that all insurance whatsoever affecting the premises shall be made payable, in case of loss, to the mortgagee, with a loss payable clause in favor of and satisfactory to the mortgagee. The mortgagee shall be entitled to receive the proceeds of any loss under any such policy which may be applied by the mortgagee upon the indebtedness hereby secured in such manner as it may elect.

If any of the mortgaged property shall be taken under right of eminent domain, the mortgagee shall be entitled at its option to receive all compensation for the portion taken and damages to the remaining portion, to be applied by the mortgagee upon the indebtedness hereby secured in such manner as it shall elect.

Should the mortgagors be or become in default in any of the covenants or agreements herein contained, then the mortgagee (whether electing to declare the whole indebtedness hereby secured due and payable or not) may, at its option, perform the same in whole or in part and all expenditures made by the mortgagee in so doing, together with interest and costs, shall be immediately repayable by the mortgagors without demand, shall be secured by this mortgage, and shall draw interest until paid at the default rates provided for in the note hereby secured.

Time is material and of the essence hereof; and in case of breach of any of the covenants or agreements hereof, or if default be made in the payment of any of the sums hereby secured, or if the whole or any portion of said loan shall be expended for purposes other than those specified in the original application therefor except, by the written permission of said mortgagee, or if said land or any portion thereof shall be hereafter included in any special assessment district, then, in any such case, all indebtedness hereby secured, shall, at the election of the mortgagee, become immediately due without notice, and this mortgage may be foreclosed; but the failure of the mortgage to exercise such option in any one or more instances shall not be considered as a waiver or relinquishment of the right to exercise such option upon or during the continuance of the same or any other default.

In case of any suit to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or any suit which the mortgagee may deem it necessary to prosecute or defend to effect or protect the lien hereof, the mortgagors agree to "pay"a reasonable sum as attorney's fees and all costs and legal expenses in connection with said suit, and further agree to pay the reasonable costs of searching records and abstracting or insuring the title, and such sums shall be secured hereby and included in the decree of foreclosure.

Upon or during the continuance of any default hereunder, the mortgagee shall have the right forthwith to enter into and upon the mortgaged premises and take possession thereof, and collect the rents, issues and profits thereof, and apply the same, less reasonable costs of collection, upon the indebtedness hereby secured, and the mortgagee shall have the right to the appointment of a receiver to collect the rents, issues and profits of the mortgaged premises. The rents, issues and profits of said premises after default are hereby assigned and mortgaged to the mortgagee as additional security for the indebtedness herein described.

This mortgage and the note secured hereby are executed and delivered under and in accordance with the Farm Credit Act of 1971 and any acts amendatory or supplementary thereto and the regulations of the Farm Credit Administration, and are subject to all the terms, conditions and provisions thereof, which are made a part hereof the same as if set out in full herein.

The covenants and agreements herein contained shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

248.97 **学行教育**的 144 - 1 This mortgage secures an obligation incurred in whole or in part for the construction of an improvement on said land and the acquisition cost of said land. MERALI AND PANK MORTCLESS F1.3

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Inty of <u>Klamath</u> Keith C. Caldwell and Evelyn M. Caldw	
Keith C. Caldwell and Evelyn M. Caldw me known to be the person(s) described in and who e	vell,
Keith C. Caldwell and Evelyn M. Caldw	vell, executed the foregoing instrument, and acknowledged that the (she) i deed. <u>Multatania (17.3)</u> NOTARY PUBLIC
Keith C. Caldwell and Evelyn M. Caldw me known to be the person(s) described in and who e	vell,

A.D., 1980 at 11:50 o'clock A M., and duly recorded in 23rd day of December 1 T r the periodical electric 103 an fi and sulu e requied the electric inclument, and active and a Vol M80 of on Page 24889 Mortgages

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My Commission Expires

WM. D.