

FRONTIER
TITLE & ESCROW CO.

94168

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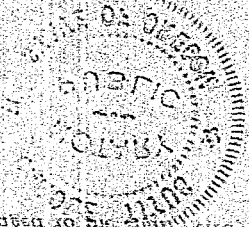
THIS MORTGAGE, Made this 26 day of December, 1980,
by RUSSELL W. CARLSON and MARY BETH CARLSON, husband and wife
to JOHN H. STRUBEL and MARIANNE C. STRUBEL, husband and wife

Mortgagor, Mortgagee,

WITNESSETH, That said mortgagor, in consideration of Ten thousand five hundred and no/100 Dollars, to him paid by said mortgagee, does hereby grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns, that certain real property situated in Klamath County, State of Oregon, bounded and described as follows, to-wit:
Lot 8 in Block 11 as shown on the map entitled "TRACT NO. 1064, FIRST ADDITION TO GATEWOOD" filed in the office of the County Clerk of Klamath County, Oregon.

NOBLE & COE
SECOND

COULT OF
STATE OF OREGON



IN WITNESS WHEREOF I have hereunto set my hand and the seal of said office at Klamath Falls, Oregon, this 26th day of December, 1980.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and which may hereafter thereto belong or appertain, and the rents, issues and profits therefrom, and any and all fixtures upon said premises at the time of the execution of this mortgage or at any time during the term of this mortgage.

TO HAVE AND TO HOLD the said premises with the appurtenances unto the said mortgagee, his heirs, executors, administrators and assigns forever.

This mortgage is intended to secure the payment of 1 promissory note, of which the following is a substantial copy:

\$10,500.00 Klamath Falls, Oregon, December 26, 1980.
I (or if more than one maker) we, jointly and severally, promise to pay to the order of
John H. Strubel and Marianne C. Strubel, husband and wife
at Frontier Title & Escrow Co.

Ten thousand five hundred and no/100 DOLLARS,
with interest thereon at the rate of 9% percent per annum from December 29, 1980 until paid, payable in monthly installments of not less than \$ 86.00 in any one payment; interest shall be paid monthly and is included in the minimum payments above required; the first payment to be made on the 29th day of January 1983, and a like payment on the 29th day of each month thereafter, until the whole sum, principal and interest has been paid; if any of said installments is not so paid, all principal and interest to become immediately due and collectible at the option of the holder of this note. If this note is placed in the hands of an attorney for collection, I/we promise and agree to pay holder's reasonable attorney's fees and collection costs, even though no suit or action is filed hereon; however, if a suit or an action is filed, the amount of such reasonable attorney's fees shall be fixed by the court, or courts in which the suit or action, including any appeal therein, is tried, heard or decided.

IN ADDITION, A \$4,000.00 BALLOON PAYMENT SHALL BECOME DUE ON OR BEFORE DECEMBER 1982.
NO PRE-PAYMENT PENALTY.

Russell W. Carlson
Russell W. Carlson

Mary Beth Carlson
Mary Beth Carlson

The date of maturity of the debt secured by this mortgage is the date on which the last scheduled principal payment becomes due, to-wit: per note 19.

The mortgagor warrants that the proceeds of the loan represented by the above described note and this mortgage are:
(a) *primarily for mortgagor's personal, family, household or agricultural purposes (see Important Notice below),
OR
(b) *for other purposes.

This mortgage is inferior, secondary and made subject to a prior mortgage on the above described real estate made by John H. Strubel and Marianne C. Strubel, husband and wife to State of Oregon, represented and acting by the Department of Veterans Affairs, dated October 26, 1978, and recorded in the mortgage records of the above named county in book M78, at page 24209, thereof, or as file number _____, reel number _____ (indicate which), reference to said mortgage records hereby being made; the said first mortgage was given to secure a note for the principal sum of \$ 42,500.00 the unpaid principal balance thereof on the date of the execution of this instrument is \$41,847.60 and no more; interest thereon is paid to December 26, 1980; said prior mortgage and the obligations secured thereby hereinafter, for brevity, are called simply "first mortgage".

The mortgagor covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that the same are free from all encumbrances except said first mortgage and further except none.

and that he will warrant and forever defend the same against all persons; further, that he will do and perform all things required of him and pay all obligations due or to become due under the terms of said first mortgage as well as the note secured hereby, principal and interest, according to the terms thereof; that while any part of the note secured hereby remains unpaid he will pay all taxes, assessments and other charges of every nature which may be levied or assessed against said property, or this mortgage or the note secured hereby, when due and payable and before the same become delinquent; that he will promptly pay and satisfy any and all liens or encumbrances that are or may become liens on the premises or any part thereof superior to the lien of this mortgage; that he will keep the buildings now on or which hereafter may be erected on the said premises continuously insured against loss or damage by fire

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay all obligations secured by said first mortgage as well as the note secured hereby according to its terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the payments of the note secured hereby; it being agreed that a failure to perform any covenant herein, or if a proceeding of any kind be taken to foreclose any lien on said premises or any part thereof, the mortgagee shall have the option to declare the whole amount unpaid on said note or on this mortgage at once due and payable, and this mortgage may be foreclosed at any time thereafter. And if the mortgagor shall fail to pay any taxes or charges or, any lien, encumbrance or insurance premium as above provided for, or fail to do or perform anything required of him by said first mortgage, the mortgagee herein, at his option, shall have the right to make such payments and to do and perform the acts required of the mortgagor under said first mortgage; and any payment so made, together with the cost of such performance shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the same rate as the note secured hereby without waiver, however, of any right arising to the mortgagee for breach of covenant. And this mortgage may be foreclosed for principal, interest and all sums paid by the mortgagee at any time while the mortgagor neglects to repay any sums so paid by the mortgagee. In the event of any suit or action being instituted to foreclose this mortgage, the mortgagor agrees to pay all reasonable costs incurred by the mortgagee for title reports and title search, all statutory costs and disbursements and such further sum as the trial court may adjudge reasonable as plaintiff's attorney's fees in such suit or action; and if an appeal is taken from any judgment or decree entered therein, mortgagor further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal, all such sums to be secured by the lien of this mortgage and included in the decree of foreclosure.

Each and all of the covenants and agreements herein contained shall apply to and bind the heirs, executors, administrators and assigns of said mortgagor and of said mortgagee respectively.

In case suit or action is commenced to foreclose this mortgage, the Court may, upon motion of the mortgagee, appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure, and apply the same, after first deducting all of said receiver's proper charges and expenses, to the payment of the amount due under this mortgage.

In construing this mortgage, it is understood that the mortgagor or mortgagee may be more than one person; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said mortgagor has hereunto set his hand the day and year first above written.

Russell W. Carlson
RUSSELL W. CARLSON

***IMPORTANT NOTICE:** Delete, by lining out, whichever warranty (a) or (b) is not applicable. If warranty (a) is applicable and if the mortgagee is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the mortgagee **MUST** comply with the Act and Regulation by making required disclosures; for this purpose, use Stevens-Ness Form No. 1306 or similar.

Mary Beth Carlson
MARY BETH CARLSON

[illegible]

BE IT REMEMBERED, That on this 26th day of December, 1980,
before me, the undersigned, a notary public in and for said county and state, personally appeared the within named
Russell W. Carlson and Mary Beth Carlson, husband and wife

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

[Signature]
Notary Public for Oregon.
My Commission expires 5-6-84

SECOND MORTGAGE

STEVENS-NEEDS LAW PUB. CO., PORTLAND, ORE

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 29 day of December 1980

at 10:48 o'clock A. M., and recorded
in book M-80 on page 25012 or as
file/roll number 94168

Record of Mortgages of said County.
Witness my hand and seal of
County affixed

Evelyn Biehn acting County Clerk
Title.
By Bernice A. [Signature] Deputy

AFTER RECORDING RETURN TO
Frontier Title & Escrow Co.

64-128