	TES NATIONAL	MORTGAGE	S\ Date∙	Vol. M8/ Po	7 26	539 , 1981
BANK OF DRI	EGON'S CIZELI	MUNICAGE	Alau	math Falls		, Oregon
Mortgagor ("Owner"):	Jenes E Moty		Mertango	o ("Lander").		of Oregon
The state of the s	1975 Painter Street	<u>t</u> !	ا - Address	United States Natio	eeto To	<del>11</del>
Owner's Address:	Wiemoth Folis, OR	97601	inia.	Klamath Falls	s, OR 9/60 lamath	<u> </u>
Owner mortgag	and the second s	t balant t	the following	"Property in		
County, State of	egon , including an	ii iii piovo	owigita beler	garagi ecigur mere		
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LACHTUNG CONTRACTOR	Walter Stevens		194 Little, ine sid 194 Little, ine sid			
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STA <b>Č</b> ON OREG <b>O</b> N					n	rnote ("Note"
MOIAIDANE VERMONI	TEOGREUS lage secures the repayment es E Moty	of all amounts	owed on a lo	nan evidenced by a	apromissory	y note ( Note") nder. This Note
2. This Mortga	es E Moty	8 562	50 ("Borro	ower") which is pay and the last payme	e to Lei ant is due	2-1-91
1-26-81	the original Loan Amou	ount is \$	, '	and the last payme		
		the Note and th	his Mortaage :	shall secure all su	cn extensio	and renewals כווי
Lender may without	t notice renew or extend t extensions and renewals are	e longer than the				
			E 2	Owner fails to	perform an	ny of the agree
	rees to perform all acts n		monts m	nade in Section 3.	whether or	r not Lenuer na.
	the value of the Property a ding but not limited to th		and for	the performance of the performance of the state of the st	of the agreer	ment.
interest in att, includ	or will keen the Property in	n good con-		the No	nte.	
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and the second of the second o	writing (Iwner Will Ill) uie t	uich iopoissi	of the i	Note misrepresent	ed or faisii Property, t	the financial cor
ex ecby policies pays	vable to Lender under Lende	overage, and	fact in re	regard to either the	e Property, t se Note or a	any guarantor o
able endorseme	ent, for fire and extended co	may require.	surety 1	for the Note, or t	the applica	tion for the loa
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Fincurance must be endudin	LO puy 100,0		and by the Note.		
of any loss, up	o to the parance owed on the	e. Owner will		5 The property in the service of the property is upon, seized, attac	hed or ic *	he subject of an
spite the effect	t of any co-insurance clause	rance satisfac-	levied u	upon, seized, attac	ched, or IS I	the subject of ar
provide Lender	with proof of such man	e Property at			this Mortga	ige, any signer (
TO STATE AND A STATE OF THE STA	· 李克莱克, "我们还是这些特别,一定是我是是老人的时间的时候,一个一个个。"		II. NI-	ata or any duaran	ntor or sure	ety tot the typi
⊖	ner will not sell of other wise	e transter any	dies, b	acomes insolvent.	. makes a	n assignment in hankruntev or i

the Note, or any guarantor or surety for the Note, dies, becomes insolvent, makes an assignment for creditors or is the subject of any bankruptcy or receivership proceeding.

5.7 Any partnership or corporation that has signed the Note or this mortgage, or is a guarantor or surety for the Note, dissolves or terminates its existence. a ou set prisé

After default, Lender may take one or more of the following actions at Lender's option, without notice 6. to Owner:

6.1 Lender may continue to charge interest on the unpaid part of the Loan Amount at the rate of 90,1934 interest specified in the Note.

6.2 Lender may declare the entire unpaid amount owed on the loan, including interest, to be due and payable immediately.

6.3 Lender may, with respect to all or any portion of the Property, exercise the right to foreclose

(Continued on back)

Note.

interest in the Property, or offer to do so, without Lender's written consentation your contact Apoundate

6-0003.3 Owner will pay all taxes, assessments, liens

and other encumbrances on the Property which might

take priority over this Mortgage when they are due.

4. If Owner fails to perform any of the agreements

provided the Property is that then the translands or

51 The promised playment amounts on the Note are not paid by the promised payment dates, or

there is a failure to perform any agreement in the

made in Section 3, Lender may pay for the performance

of the agreements and add the cost to the Loan Amount, on which interest is calculated. Owner will pay Lender the

costs immediately or in increased payments; whichever

5. 1-The following are events of default under this Mortgage:

Lender demands. (2/https://datajes./g/att/pac.mortiges) is

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this Mortgaga by judicial foreclosure in accordance with applicable law. The brouging carries

6.4 Lender may, by agent or by court-appointed receiver, enter upon, take possession of and manage the Property, and collect the rents from the Property, provided the Property is not then the farm lands or homestead of Owner. Lender shall be entitled to appointment of a receiver, whether or not the apparent value of the Property exceeds the amount that is owed on the Note and this Mortgage. The receiver shall serve without bond, if the law permits it.

6.5 Owner will be liable for all costs and disbursements Lender may be entitled to by law in connection with any action, suit, or proceeding to collect any amount Owner owes; or to foreclose upon the Property. Owner with have an interest on continuous jetus

6.6 If Lender refers the Note or this Mortgage to a lawyer who is not Lender's salarjed employee, Owner will pay Lender reasonable fees that Lender actually pays the lawyer, including any for appeals;

- 7. The rights of Lender under this Mortgage are in addition to Lender's rights under any other agreements or under the law? Lender may use any combination of those rights, the amount of instruction wastps equally to be 100% also against all other rises that Lender may require
- 8. Lender is not required to give Owner any notice, except notices that are required by law and cannot be given up by Owner Any notice Lender must give to Owner will be considered given when mailed to Owner at the address shown as "Owner's address" on front be Except in situations for which a longer notice period is specifically provided by law, Owner, agrees that 10 days notice is reasonaple notice wher agrees to perform an acts necessary to

- 1540 Lender may require Owner to perform all agree ments precisely and on time, even if Lender may at other times have given Owner extra time or may not have required precise performance.
- Lender will satisfy this Mortgage when the entire amount owed has been paid in full. However, Owner will pay the fee for filing the satisfaction.
- If all or any part of the Property is condemned, Lender may at its election require that all or any portion of the net proceeds of the award be applied on the Note. The net proceeds of the award shall mean the award after. payment of all reasonable costs, expenses and attorneys' fees necessarily paid or incurred by Owner and Lender in. connection with the condemnation. If any proceedings in condemnation are filed, Owner shall promptly take such steps as may be necessary to defend the action and obtain. A traction More

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12. Special provisions (if any):

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is dated 1-20-63 the original Loan is dated 1-20-63 the original Loan axiomit this is dated they without the removes and teneweds are for whether or not the extensions and teneweds are necessarily n	man (han) the commentarion of the first to the contract of the an
signed by 1-26-83 , the original Loan Amount is	said the Merigan and again as a
INDIVIDUAL ACKNOWLEDGMENT	4 5 562 50 304 the tast per const
STATE OF OREGON	CORPORATE ACKNOWLE
County of Klam oth ) ss.	The West of the Medical State of Oregon
Personally appeared the above-named 19	County of) ss.
and acknowledged the foregoing instrument to be hu	Personally appeared
J. S7	that the the cold and
	and _he, the said is a is a Mortgagor community.
Setore ma AR	Mortgagor corporation and that the seal affixed hereto is its seal half of the corporation by
E A CO	and that this Mortgage was voluntarily signed and sealed in be-
Level ( )	Before me corporation by authority signed and sealed in be
otal Public for Origion	half of the corporation by authority of its Board of Directors.
y continuation expires: 2. 24 1911	<del></del>
	Notary Public for Oregon
	My commission expires:
MORTGAGE	
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Congragano	THISTEPRE OR RECORDER'S USE
Confidence 21 M. Deel of the	ounty of Klameth CORDER'S USE
ed States National	Filed for record at request of

United States National Bank of Oregon Mortgagor Kimmern Mortgagee

Filed for record at request of

Mountain Title Co. on this 3rd day of February D. 1 81 10:52 - o'cled .A. .. Al and duly recorded in Vol. \_\_Mortgages age\_ 1539

County Clerk