

REAL ESTATE MORTGAGE

Member No. 18th day of February 19 81

On this 18th day of February 19 81, ROBERT ANTHONY AND LISA D. ANTHONY, Husband and wife

hereinafter called the MORTGAGORS, hereby grant, bargain, sell, convey and mortgage to

KLAMATH PRODUCTION CREDIT ASSOCIATION, a corporation organized and existing under the Farm Credit Act of the Congress of the United States, as amended, with its principal place of business in the City of Klamath Falls

State of Oregon, hereinafter called the MORTGAGEE, the following described real estate in the County of Klamath, State of Oregon, to-wit:

All Lots 17, 18, 23, 24, 25, 26, 31 and 32 in Sec. 7, Twp. 36 South, Range 11 E.W.M.;  
Lots 1 to 16 (both numbers inclusive) in Sec. 18, Twp. 36 South, Range 11 E.W.M.;  
Lots 19, 20 and 22, lying Northeastly of the Northeastly right of way line of the Sprague River Highway in Section 18, Twp. 36 South, Range 11 E.W.M.;

EXCEPTING 17.83 acres deeded to Oregon California & Eastern Railway Company for right of way by deed recorded in Book 80 at page 432 and Book 90 at Page 474 Deed of Records of Klamath County, Oregon,

AND ALSO EXCEPTING THEREFROM a strip of land 60 feet wide conveyed to Klamath County for road purposes by deed dated November 26, 1928, recorded April 23, 1929, in Book 85 at page 617, Deed Records of Klamath County, Oregon.

(MORTGAGES VENDEES' INTEREST IN THE FOLLOWING)

Twp. 36 South, Range 11 E.W.M.  
Secs. 8, 9, 10, 11 South of River, Lots 20, 21, 28, 29; Sec. 17 Lots 1 thru 16 inclusive and Sec. 16; Lots 1-16; Lots 19-22; Lots 27-30; Sec. 15, 1/2 of Lots 4 and Lots 4 and Lots 19-22 and Lots 37-30 inclusive

together with all the tenements, hereditaments, rights, privileges, appurtenances, and fixtures, including all irrigating and watering apparatus, now or hereafter belonging to, located on, or used in connection with the above described premises, and together with all waters and water rights of every kind and description and however evidenced, and all ditches or other conduits and rights of way thereof, appurtenant to said premises or used in connection therewith; and together with all range and grazing rights (including rights under the Taylor Grazing Act and Federal Forest Grazing privileges), now or hereafter issued in connection with or appurtenant to the said real property; and the mortgagors covenant that they will comply with all rules, regulations and laws pertaining thereto and will in good faith endeavor to keep the same in good standing and will execute all waivers and other documents required to give effect to these covenants, and that they will not sell, transfer, assign or otherwise dispose of said rights or privileges without the prior written consent of the mortgagee.

SUBJECT TO Prior lien held by Federal Land Bank Association

This conveyance is intended as a mortgage to secure in whole or in part the performance of the covenants and agreements hereinafter contained and the payment of the following described promissory note(s) made by one or more of the Mortgagors (unless otherwise indicated) to the order of the Mortgagee, together with interest as hereinafter provided and together with all renewals or extensions thereof:

MATURITY DATE(S)	DATE OF NOTE(S)	AMOUNT OF NOTE(S)
July 5, 1981	February 18, 1981	\$50,500.00

Also this mortgage is intended to secure all future loans or advances made or contracted within a period of FIVE (5) YEARS from and after the date of recording of this mortgage, provided, however, that the maximum amount of all indebtedness to be secured by this mortgage shall not exceed in the aggregate at any time the sum of \$100,000.00, exclusive of accrued interest and of advances made in accordance with the covenants of this mortgage to protect collateral.

All present and future indebtedness secured by this mortgage shall bear interest at the rate specified in the note(s) evidencing such indebtedness, provided, however, that if such rate or rates are thereafter increased or decreased by Mortgagee, all of the indebtedness secured hereby shall bear such increased or decreased rate of interest from the effective date thereof.

The continuing validity and priority of this mortgage as security for future loans or advances shall not be impaired by the fact that at certain times hereafter there may exist no outstanding indebtedness from Mortgagor to Mortgagee or no commitment to make loans or advances.

**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 encumbrances except as stated above; and each of the Mortgagors will warrant and defend the same forever against the lawful claims and demands of all persons whomsoever except as stated above, hereby relinquishing all dower and homestead rights in the premises; and these covenants shall not be extinguished by any foreclosure hereof, but shall run with the land.

To pay when due all debts and money secured hereby;

To keep the buildings and other improvements now or hereafter existing on said premises in good repair and not to remove or demolish or permit the removal or demolition of any thereof; not to commit or suffer waste of any kind upon said premises; not to use or permit the use of said premises for any unlawful or objectionable purpose; and to do all acts and things necessary to preserve all water rights now or hereafter appurtenant to or used in connection with said premises;

To pay when due all taxes and assessments upon said premises; and to suffer no other lien or encumbrance prior to the lien of this mortgage to exist at any time against said premises, except as stated above;

To keep all buildings insured against loss or damage by fire in manner and form and in such company or companies and in such amount as shall be satisfactory to the Mortgagee; to pay when due all premiums and charges on all such insurance; to deposit with the Mortgagee, upon request, all insurance policies affecting the mortgaged premises, all of which said insurance shall be made payable, in case of loss, to the Mortgagee, with a mortgagee clause satisfactory to the Mortgagee;

To keep in good standing and free from delinquencies all obligations under any mortgage or other lien which is prior to this mortgage.

Should the Mortgagors be or become in default in any of the covenants or agreements herein contained, then the Mortgagee may, at its option, perform the same in whole or in part, and all expenditures made by the Mortgagee in so doing shall bear interest at the rate borne by the principal debt hereby secured, and shall be immediately repayable by the Mortgagors without demand; and, together with interest and costs accruing thereon, shall be secured by this mortgage.

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, 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 Mortgagee, 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; and in case of any suit to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or of 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 the records and abstracting or insuring the title, and such sums and costs and expenses shall be secured hereby and be 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, except under circumstances where such taking is expressly prohibited by law, 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 and/or to manage the property during the pendency of legal proceedings. The rents, issues and profits of said premises after default shall accrue to Mortgagee's benefit and are hereby assigned, and mortgaged to Mortgagee as additional security for the indebtedness herein described.

All rights and remedies conferred on Mortgagee by this mortgage are cumulative and additional to any and all other rights and remedies conferred by law, and are not exclusive. If any provision of this mortgage be found invalid or unenforceable, such invalidity or unenforceability shall not affect any other provision hereof; and the mortgage shall be construed as though the invalid or unenforceable provision had been omitted.

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.

IN WITNESS WHEREOF, The Mortgagors have hereunto set their hands the day and year first above written.

*Robert Anthony*  
*Lisa D. Anthony*

**ACKNOWLEDGEMENT**

STATE OF Oregon

County of Klamath

**ACKNOWLEDGMENT.**

On this 19th day of February, 1981  
before me, the undersigned officer, personally appeared  
the above named Robert Anthony and

Lisa D. Anthony

and acknowledged the foregoing instrument to be

their voluntary act and deed.  
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Carol Cheders*

Notary Public, State of Oregon

My Commission expires 10-18-82

(Leave this space blank for filing data)

STATE OF OREGON,  
County of Klamath

Filed for record at request of

on this 24th day of February, A.D. 1981

at 1:27 o'clock P. M., and duly

recorded in Vol. M81 of Mortgages

Page 3242

EVELYN BIEHN, County Clerk

By *Loretha J. Detoch* Deputy

Fee \$7.00

32303



393

Vital Records Unit

CERTIFICATE OF DEATH

DECEASED—NAME First: <b>DORIS</b> Middle: <b>JEAN</b> Last: <b>ANDRIEU</b>		State File Number	
DATE OF DEATH (month, day, year) <b>2 November 3, 1980</b>		DATE OF BIRTH (month, day, year) <b>6 April 16, 1925</b>	
1a RACE: White, Black, American Indian, etc. (specify) <b>White</b>	2 SEX: <b>Female</b>	3 AGE—Last birthday (years) <b>55</b>	4 Under 1 year: <b>Under 1 day</b>
5 CITY, TOWN OR LOCATION OF DEATH <b>Klamath Falls</b>		6 HOSPITAL OR OTHER INSTITUTION—NAME (If not in either, give street and number) <b>West Medical Center</b>	
7a STATE OF BIRTH (If not in U.S.A. name country) <b>Montana</b>		7b CITIZEN OF WHAT COUNTRY <b>USA</b>	
8 SOCIAL SECURITY NUMBER <b>517-26-2763</b>		9 USUAL OCCUPATION (give kind of work done during most of working life, even if retired) <b>Housewife</b>	
10 RESIDENCE—STATE <b>Oregon</b>		11 COUNTY <b>Klamath</b>	
12 CITY, TOWN, OR LOCATION <b>Midland</b>		13 STREET AND NUMBER OR R.F.D., ZIP <b>No numbers - Box 32</b>	
14 FATHER—NAME (first, middle, last) <b>David W. Turner</b>		15 MOTHER—Maiden Name (first, middle, last) <b>Rea Ciboski</b>	
16 BURIAL, CREMATION, REMOVAL, MAINE (specify) <b>Burial-Removal</b>		17 CEMETERY OR CREMATORY—NAME <b>City View Cemetery</b>	
18 FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH (Signature) <i>[Signature]</i>		19 NAME AND ADDRESS OF FACILITY <b>Ward's Klamath Funeral Home Inc., Klamath Falls, Oregon 97601</b>	
20a (To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated) <i>[Signature]</i>		20b DATE SIGNED (Month, Day, Year) <b>11-3-80</b>	
21a NAME AND ADDRESS OF CERTIFIER (Type or Print) <b>James F. Novak, M.D., 1905 Main Street, Klamath Falls, Oregon 97601</b>		21b HOUR OF DEATH <b>5:55 A.</b>	
22a DATE RECEIVED BY REGISTRAR (Month, Day, Year) <b>NOV 4 1980</b>		22b REGISTRAR (Signature) <i>[Signature]</i>	
23 IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c)) <b>Respiratory arrest</b>		Interval between onset and death <b>5 min.</b>	
(b) <b>Massive ascites</b>		Interval between onset and death <b>3 mo</b>	
(c) <b>Cirrhosis of the Liver</b>		Interval between onset and death <b>3 mo</b>	
PART II OTHER SIGNIFICANT CONDITIONS—Conditions contributing to death but not related to cause given in PART I (a) <b>Hepatorenal Syndrome Alcoholism</b>		AUTOPSY (Specify Yes or No) <b>No</b>	
24 ACCIDENT (Specify Yes or No) <b>No</b>		25 WAS MEDICAL EXAMINER NOTIFIED (Specify Yes or No) <b>No</b>	
26a INJURY AT WORK (Specify Yes or No)	26b PLACE OF INJURY—At home, farm, street, factory, office, building, etc. (Specify)	26c LOCATION	26d STREET OR R.F.D. NO.
26e CITY OR TOWN	26f STATE		

HS-2 Rev 1-80

STATE OF OREGON  
County of Klamath

This certifies that the foregoing is a correct and complete transcript of a record of death on file with the Klamath County Department of Health Services.

MARIAN ACKERMAN, Registrar Vital Statistics

By *[Signature]*, Deputy Registrar  
Date **NOV 4 1980**

VOID IF ALTERED

Return to  
Mike Brant  
325 Main  
Klamath Falls

NOT VALID WITHOUT RAISED SEAL OF THE KLAMATH CO., DEPT. OF HEALTH SERVICES

STATE OF OREGON; COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the 24th day of February A.D., 1981 at 1:47 o'clock P M., and duly recorded in

Vol M81 of Deeds on page 3244.

Fee \$3.50

EVELYN BIEHN  
COUNTY CLERK  
By *[Signature]* Deputy