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**97309**

# THE MORTGAGOR

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B. & P. MOBILE HOME DEVELOPMENT CO., INC.

hereby mortgage to KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States, hereinafter called "Mortgagee," the following described real property, situated in Klamath County, State of Oregon, and all interest or estate therein that the mortgagor may hereafter acquire, together with the income, rents and profits thereof, to wit:

Lot 8, Block 2, ROUND LAKE ESTATES

Mortgagor's performance under this Mortgage and the Note it secures may not be assigned to or assumed by another party. In the event of an attempted assignment or assumption, the entire unpaid balance shall become immediately due and payable.

together with all rights, easements or privileges now or hereafter belonging to, derived from or in anywise appertaining to the above described premises, and all plumbing, lighting, heating, ventilating, air-conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wall carpeting and linoleum, shades and built-in ranges, dishwashers and other built-in appliances now or hereinafter installed in or used in connection with the above described premises, and which shall be construed as part of the realty, to secure the payment of a certain promissory note executed by the above-named mortgagors for the principal sum of

\* \* \* \* \*

**THIRTY TWO THOUSAND AND NO/100** \* \* \* \* \*

Dollars, bearing even date, principal, and interest being payable in ~~monthly~~ semi-annual installments due on the 16th day of September 1981, and the 16th day of March 1982 and the principal balance plus interest due on or before 18 months from date.

and to secure the payment of such additional money, if any, as may be loaned hereafter by the mortgagee to the mortgagor or others having an interest in the above described property as may be evidenced by a note or notes. If the mortgage indebtedness is evidenced by more than one note, the mortgagee may credit payments received by it upon any of said notes, or part of any payment on one note and part on another, as the mortgagee may elect.

The mortgagor covenants that he will keep the buildings now or hereafter erected on said mortgaged property continuously insured against loss by fire or other hazards, in such companies as the mortgagee may direct, in an amount not less than the face of this mortgage. The mortgagor hereby assigns to the mortgagee the full amount of said indebtedness and then to the mortgagee all policies of insurance carried upon said property, and apply the proceeds of such policies to the payment of said indebtedness. The mortgagee appoints the mortgagor as his agent to settle and adjust such losses and in case of loss of the mortgaged property or any part thereof, to execute and deliver to the mortgagee all policies of insurance carried upon said property, and apply the proceeds of such policies to the payment of said indebtedness. In the event of foreclosure all right and interest of the mortgagor in all policies then in force shall pass to the mortgagee thereby giving said mortgagee the right to assign and transfer said policies.

The mortgagor further covenants that the building or buildings now on or hereafter erected upon said premises shall be kept in good repair, not altered, extended, removed or demolished without the written consent of the mortgagee, and to complete all buildings in course of construction or hereafter constructed thereon within six months from the date hereof or the date construction is hereafter commenced. The mortgagor agrees to pay within the time specified all taxes, assessments, and charges of every kind levied or assessed against said premises, or upon this mortgage, or which may become a prior lien by operation of law; and to pay premiums on any life insurance policy which may be assigned as further security to mortgagee; that for the purpose of paying the mortgage, the mortgagor shall pay to the mortgagee, or to the insurance company, the mortgage interest, and the mortgage premiums regularly for the prompt payment of all taxes, assessments, and charges of every kind levied or assessed against the mortgaged property and insurance premiums while any part of the indebtedness secured hereby remains unpaid, and governmental charges, levies, assessments, and taxes, and the date installments on principal and interest are payable an amount equal to 1/12 of said yearly charges. No interest shall be paid mortgagor on said amount, and said amounts are hereby pledged to mortgagee as additional security for the payment of this mortgage and the note hereby secured.

Should the mortgagor fail to keep any of the foregoing covenants, then the mortgagee may perform them, without waiving any other right or remedy herein given for any such breach; and all expenditures in that behalf shall be secured by this mortgage and shall bear interest in accordance with the terms of a certain promissory note of even date herewith and be repayable by the mortgagor on demand.

In case of default in the payment of any installment of said debt, or of a breach of any of the covenants herein or contained in the application for loan executed by the mortgagor, then the entire debt hereby secured shall, at the mortgagee's option, become immediately due without notice, and this mortgage may be foreclosed.

The mortgagor shall pay the mortgagee a reasonable sum as attorneys fees in any suit which the mortgagee defends or prosecutes to protect the lien hereof or to foreclose this mortgage; and shall pay the costs and disbursements allowed by law and shall pay the cost of searching records and abstracting same; which sums shall be secured hereby and may be included in the decree of foreclosure. Upon bringing action to foreclose this mortgage or at any time while such proceeding is pending, the mortgagee, without notice, may apply for and secure the appointment of a receiver for the mortgaged property or any part thereof and the income, rents and profits therefrom.

The mortgagor consents to a personal deficiency judgment for any part of the debt hereby secured which shall not be paid by the sale of said property.

Words used in this mortgage in the present tense shall include the future tense; and in the masculine shall include the feminine and neuter genders; and in the singular shall include the plural; and in the plural shall include the singular.

Each of the covenants and agreements herein shall be binding upon all successors in interest of each of the mortgagors, and each shall inure to the benefit of any successors in interest of the mortgagee.

Dated at Klamath Falls, Oregon, this 16th day of March, 1981

B & P MOBILE HOME DEVELOPMENT CO., INC.

BY: *Shodue* *Seablock* *Print* *Pres*

**STATE OF OREGON**

County of

THIS CERTIFIES, that on this ..... day of .....

A. D., 19....., before me, the undersigned, a Notary Public for said state personally appeared the within named

to me known to be the identical person..... described in and who executed the within instrument and acknowledged to me that \_\_\_\_\_  
 executed the same freely and voluntarily for the purposes therein expressed.

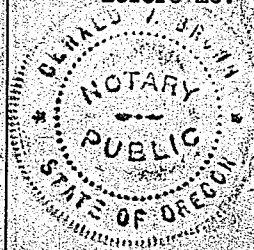
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Notary Public for the State of Oregon  
Residing at

My commission expires: \_\_\_\_\_, Oregon.

**See Reverse**

Personally appeared Theodore J. Paddock, who being duly sworn, did say that he is the President of B & P Mobile Home Development Co., Inc. and that said instrument was signed in behalf of said corporation by authority of it's Board of Directors; and he acknowledged said instrument to be it voluntary act and deed. Before me:



Ernest V. Beaman

Notary Public for Oregon

My Commission Expires: 11-12-82

MORTGAGE

Mortgages

—To—  
KLAMATH FIRST FEDERAL SAVINGS  
AND LOAN ASSOCIATION  
540 Main Street  
Klamath Falls, Oregon 97601  
Mortgage

STATE OF OREGON }  
County of Klamath }

Filed for record at the request of mortgage on

March 18, 1981

at 50 minutes past 12 o'clock P.M.

and recorded in Vol. M81 of Mortgages.

page 4928 Records of said County

Evelyn Behn County Clerk

County Clerk

By Debra O. Quinn  
Deputy

Mail to Fee \$7.00  
KLAMATH FIRST FEDERAL SAVINGS  
AND LOAN ASSOCIATION