115 C 1224 37508 6801 83401	- 1 Wb. mg/ Page 5242
BANK OF OREGON TO COLORS	AGE Date: March 19 19 19
Alamace rails granch	Klamath Falls and a count Claux, Oregon
Mortgagor ("Owner"): Bnnie J. Brune	Mortgagee ("Lender"): United States National Bank of Oregon
A240 Myrt Jewood	Address 740 Main Street 30
Owner's Address: Wismath Falls, Oregon 97601	Klamahh Falls, Oregon 97601
1. Owner mortgages to Lenders on the terms set out belo	ow, the following: Property in Klamath
County, State of <u>Oregon</u> , including all improvemen	nts now and hereafter erected-thereon:
SO HINGUEGER	in the County of Klamath. State
monetat 9; Block 3, Tract No. 1007, WINCHESTER of Oregon.	The flee for record of request of
들어. 이번 이 12 시간 이번 이번 가는 12 시간	□ THIS SPAGE GOS 配配の品面をA'S USE
<u>₩06.CYCF</u>	STATE OF OREGON,)
<u>~</u>	Land to the second seco
경우	이 얼마를 하고 있다면 바람이 되었다.
Becomes significant 가기 / 1417	My comatission expirits:
Lotar, Papile to: Decon	Motary Public for Gregon
TAPET TO THE	불문화생님 아마를 하는데 얼마 그 아마나 된다.
	half of the corporation by accionity of its Board of Directors.
이 그렇게 하면 하나 얼마를 하는데 맛이 맛이 되어 말했다.	and that this Mortgage was voluntarily signed and seeled in he-
리는 사람들이 대통화되는 보고 말하면 하는 그렇게 함께	Mortgagot corporation and that the seal affixed francto is its soul-
전 ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	that the the said is and the said of
and actinowledged the toregoing instrument to be hor	that the the said
	Edizonaly approaled
targenty assessed the shore named Count e J. Srune	a company of the contract of t
County of Klassach Hardin 19, 1981	County of
STATC OF DREGOM () ()	STATE OF ORECON
	CORPORATE ACAROMEDOMENT
2. This Mortgage secures the repayment of all amoun	ts owed on a loan evidenced by a promissory note ("Note")
2. This Mortgage secures the repayment of all amount signed by Bonnie J. Brune is dated 3-19-1981, the original Loan Amount is \$4,500	2200 and the last payment is due 3-24-1991
is dated 3-19-1901, the original Loan Amount is \$, and the last payment
Lender may without notice renew or extend the Note, and	d this Mortgage shall secure all such extensions and renewals
whether or not the extensions and renewals are longer than	the original period of the Note.
	5.2 Owner fails to perform any of the agree-
3. Owner agrees to perform all acts necessary to	ments made in Section 3, whether or not Lender has
insure and preserve the value of the Property and Lender's interest in it, including but not limited to the following	hain for the periorillance of the agreement
acts: 3.1 Owner will keep the Property in good con-	5.3 There is a default under any other agree-
dition and repair. Unless Lender expressly waives the	ment that secures the Note.
requirement in writing, Owner will insure the Property,	5.4 Any signer of this mortgage or any signer of the Note misrepresented or falsified any material
by policies payable to Lender under Lender's loss pay-	fact in regard to either the Property, the financial con-
able endorsement: for fire and extended coverage, and	dition of any signer of the Note or any guarantor or
also against all other risks that Lender may require.	surety for the Note, or the application for the loan
The amount of insurance must be enough to pay 100%	evidenced by the Note.
of any loss, up to the balance owed on the loan, despite the effect of any co-insurance clause. Owner will	5.5 The property is damaged, destroyed, sold
provide Lender with proof of such insurance satisfac-	levied upon, seized, attached, or is the subject of any
	foreclosure action
any time	the Note, or any guarantor or surety for the Note
3.2 Owner will not sell or otherwise transfer any	dies becomes insolvent, makes an assignment to
interest in the Property, or offer to do so, without Lender's written consent.	creditors or is the subject of any bankruptcy or re
Lender's written consent. 3.3 Owner will pay all taxes, assessments, liens	ceivership proceeding.
and other encumbrances on the Property which might	5.7 Any partnership or corporation that ha signed the Note or this mortgage, or is a guarantor o
take priority over this Mortgage when they are que.	surety for the Note, dissolves or terminates its exis
was consents Leneign may be sofflied to by tay in con-	The Control of the co

5. The following are events of default under this Mortgage: 5.1 The promised payment amounts on 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 Lender demands. Croner rander such as entities to broaded the probest is that their the rand page or

Note are not paid by the promised payment dates, or there is a failure to perform any agreement in the Note.

If Owner falls to perform any of the agreements

surety for the No of the teuce-research the averages and a research total

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

to Owner: The paper the starter of the charge interest on the case of the case of the case of the case of the unpaid part of the Loan Amount at the rate of interest specified in the Note.

thorogonic 6.2 phenders may declare the entire unpaid numes amount owed on the loan, including interest, to be mone due and payable immediately. eu (m. sanc)

6.3 Lender may, with respect to all or any portion of the Property, exercise the right to foreclose (Continued on back)

14016

this Mortgage by judicial foreclosure havment dates or with applicable law. I me browned payment dates or

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, for to foreclose upon the Property. Owner will be a grant grant grant process grant person of the property.

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 lights under any other agreements on under the law; Lender may use a combination of those rights he amount of justicance unit be expending to bay 100% rights he amount of justicance unit be expending to bay 100% rights.

8.16 Lender is not required to give Owner any notice, except notices that are required by lawland 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 to Except in situations for which a longer notice period is specifically, provided by law, Owner agrees that 10 days notice is reasonable notice, who a give a longer in be to the output of a processed to

tion of the Property, exercise the right to foreclose

9. Lender may require Owner to perform all agreed ments precisely and on time, even if Lender may at other times have given Owner extra time or may not have required precise performance.

10, 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.

11g. 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 of 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 the award. Note or any degree of the award of the awa

levied upon, seized, attached, or it he arguet of noy 5,6 Any, signer of this Mortgage, any agree of

Statenced by mean some 5.5. The property is demanded, destroyed, solid, evied moon, seized, attached, or is the amount of any

5.4 Any signer of this mortising or they septed of the Note ratarepresented or faisited any mounted fact in regard to either the Property, the Probability distributed to either the Note or any guarantee of smety for the Note, or the application for the loan evidenced by the Note.

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	Bonni	e J. Wi	rine	ich eit till	y Milleria	71 E.F.	
	meats	made ir	i Section	1.3, whe	1946 Cal	BOLTON	រុច្នា មន្ត្រ
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whether or not the extensions and renewals are lenger than the original review of the Mola Lander may without notice renew or extend the Note, and this Mortgage shall secure all trich extensions, and reassweis 3-19-1981 , the original Loan Amount is \$ 4,500100 , and the last payment is one 3-24-1-91 ("Burrower") which is payable to Lengler, This Note This Mortgage secures the repayment of all amounts CORPORATE ACKNOWLEDGMENT INDIVIDUAL ACKNOWLEDGMENT STATE OF OREGON STATE OF OREGON) Klamath County of 1 County of_ Bonnie J. Brune Persona Personally appeared . and who, being sworn, stated and acknowledged the foregoing instrument to be voluntary act that _he, the said _ is a and _he, the said . Mortgagor corporation and that the seal affixed hereto is its seal and that this Mortgage was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Notary Public for Oregon Notary Public for Oregon My commission expires ... 2. 2 My commission expires:

MORTGAGE

Bounte T; Brane 3, Tract No. 1007, TINCHESTER,

United States National Bank of Oregonic the factor set on pero

Klamath Falls, Oregon 97601

After recording return to: Oncore of winner

Klamath Falls Branch

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United Sates National Bank of Oregn

Klamath FAME() Pegon 97601

MORTGAGE

STATE OF OREGON,) THIS SPAGE FOR REGION 'S USE

Filed for record at request of Teansamerica Title Co.

ow and this 23pd day of March A.D. 1981

3:47 proof of clock, proof of duly 17 of ded in Vol. M81 20 of Mortgages

3:42 proof of March A.D. 1981

EVELYN BIEHN, County Clerk

Debra a Janego Coputy

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