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T/A #M-1008-7 NOTE AND MORTGAGE

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The mortgagor or subsequent owner may pay all or any part of the loan at any time without penalty.

The mortgagor covenants that he owns the premises in fee simple, has good right to mortgage same, that the premises are free from encumbrance, that he will warrant and defend same forever against the claims and demands of all persons whomsoever, and this covenant shall not be extinguished by foreclosure, but shall run with the land. MORTGAGOR FURTHER COVENANTS AND AGREES:

- 1. To pay all debts and moneys secured hereby;
- Not to permit the buildings to become vacant or unoccupied; not to permit the removal or demolishment of any buildings or improvements now or hereafter existing; to keep same in good repair; to complete all construction within a reasonable time in accordance with any agreement made between the parties hereto;
- 3. Not to permit the cutting or removal of any timber except for his own domestic use; not to commit or suffer any waste; 4. Not to permit the use of the premises for any objectionable or unlawful purpose;

Dated at Klamath Falls, Oregon (2000)

- 5. Not to permit any tax, assessment, lien, or encumbrance to exist at any time;
- 6. Mortgagee is authorized to pay all real property taxes assessed against the premises and add same to the principal, each of the advances to bear interest as provided in the note;
- 7. To keep all buildings unceasingly insured during the term of the mortgage, against loss by fire and such other hazards in such company or companies and in such an amount as shall be satisfactory to the mortgagee; to deposit with the mortgagee all such policies with receipts showing payment in full of all premiums; all such insurance shall be made payable to the mortgagee: in such insurance shall be kept in force by the mortgagor in case of foreclosure until the period of redemption expires;

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- 8. Mortgagee shall be entitled to all compensation and damages received under right of eminent domain, or for any security voluntarily released, same to be applied upon the indebtedness; 9. Not to lease or rent the premises, or any part of same, without written consent of the mortgagee;
- To promptly notify mortgagee in writing of a transfer of ownership of the premises or any part or interest in same, and to furnish a copy of the instrument of transfer to the mortgagee; a purchaser shall pay interest as prescribed by ORS 407.070 on all payments due from the date of transfer; in all other respects this mortgage shall remain in full force and effect.

The mortgagee may, at his option, in case of default of the mortgagor, perform same in whole or in part and all expenditures draw interest at the rate provided in the note and all such expenditures with the terms of the mortgage or the note shall be secured by this mortgage.

Default in any of the covenants or agreements herein contained or the expenditure of any portion of the loan for purposes shall cause the entire indebtedness at the option of the mortgagee given before the expenditure is made, mortgage subject to foreclosure.

The failure of the mortgagee to exercise any options herein set forth will not constitute a walver of any right arising from a

In case foreclosure is commenced, the mortgagor shall be liable for the cost of a title search, attorney fees, and all other costs incurred in connection with such foreclosure.

Upon the breach of any covenant of the mortgage, the mortgage shall have the right to enter the premises, take possession, the right to the appointment of a receiver to collect same.

The covenants and agreements herein shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

It is distinctly understood and agreed that this note and mortgage are subject to the provisions of Article XI-A of the Oregon Constitution, ORS 407.010 to 407.210 and any subsequent amendments thereto and to all rules and regulations which have been such that the provisions of ORS 407.020. WORDS: The masculine shall be deemed to include the feminine, and the singular the plural where such connotations are The end diving the time but man was adopted to divince before the Junior 25 s. 2012. Situation and some of the form wear reduced to be ablent that of interest in the solution of the form C. I And Commenced to the Indian to the continuous first of the services of the se IN WITNESS WHEREOF, The mortgagors have set their hands and seals this 2nd day of June र मिल स्थाप कर केला का कार में केला का **व्यवकार** पहुन् ER 10.10 (16 - 10.00) and tourness directory, whitestoon to the tolling to conver and moving at 1775. Thousand and novido-ACKNOWLEDGMENTAL THE OR STREET HE AS STREET AND ASSESSED TO STREET AS A STREET STATE OF OREGON, ประชาการและ มาร์เลเต็ก ได้ พ.ศ. การเมละ การตาการเมล county of Klamath Before me, a Notary Public, personally appeared the within named RONALD R. DILL ..., his wife, and acknowledged the foregoing instrument to be $\frac{his}{m}$ voluntary act and deed. WITNESS by hand and official seal the day and year last above written. //.j.c My Commission expires ... March 22, 1985 MORTGAGE FROM STATE OF OREGON, TO Department of Veterans' Affairs County of . Klamath No. M81 Page 9836 on the 2nd day of June 1981 Evelyn Biehn county Clerk 10, 1016, amed scars, in the county of Right in State anga Filed 3.33 at o'clock p country a Kijing rie country a Kijing rie country by the country of the countr County Clerk Evelyn Biehn By Alba a Gran After recording return to:
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