

JAMES R. RODGERS AND NORMA LEE RODGERS, husband and wife

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 _____ 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:

PARCEL 1: A portion of Government Lot 1 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8" iron rod at the intersection of the South line of said Government Lot 1 and the Southeasterly right of way line of State Highway No. 422 (South), said pin being North 89°57'21" East 774.03 feet from the Southeast corner of said Government Lot 1; thence North 47°06'01" East 310.00 feet along said right of way line to a 5/8" iron rod; thence South 42°53'59" East 288.51 feet to a point on the South line of said Government Lot 1; thence North 89°57'21" 423.49 feet to the point of beginning. (over)

Mortgagors performance under this mortgage and the note it secures may not be assigned to or be assumed by another party. In the event of an attempted assignment or assumption, the entire unpaid balance shall become 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

FIFTH ONE THOUSAND DOLLARS AND NO/100

Dollars, bearing even date, principal, and interest being payable in ~~monthly payments~~ semi-annual installments on the 15th day of December, 1981, the 15th day of June, 1982 and the balance, principal and interest, due on or before 18 months from date of note, commencing 19

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, with loss payable first to the mortgagee to the full amount of said indebtedness and then to the mortgagor; all policies to be held by the mortgagee. The mortgagor hereby assigns to the mortgagee all right in all policies of insurance carried upon said property and in case of loss or damage to the property insured, the mortgagor hereby appoints the mortgagee as his agent to settle and adjust such loss or damage and apply the proceeds, or so much thereof as may be necessary, in payment of said indebtedness. In the event of foreclosure all right 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, when due, all taxes, assessments, and charges of every kind levied or assessed against said premises, or upon this mortgage or the note and/or the indebtedness which it secures or any transactions in connection therewith or any other lien which may be adjudged to be prior to the lien of this mortgage or which becomes 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 providing regularly for the prompt payment of all taxes, assessments and governmental charges levied or assessed against the mortgaged property and insurance premiums while any part of the indebtedness secured hereby remains unpaid, mortgagor will pay to the mortgagee on 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 11th day of June, 1981

James R. Rodgers
James R. Rodgers (SEAL)
Norma Lee Rodgers
Norma Lee Rodgers (SEAL)

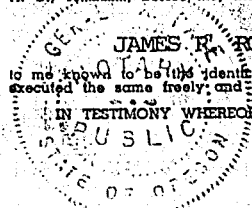
STATE OF OREGON

County of KlamathTHIS CERTIFIES, that on this 11th day of JuneA. D. 1981, before me, the undersigned, a Notary Public for said state personally appeared the within named

JAMES R. RODGERS AND NORMA LEE RODGERS, husband and wife

to me known to be the identical person(s) described in and who executed the within instrument and acknowledged to me that they 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.



Harold A. Paq
Notary Public for the State of Oregon
Residing at FORT KLAMATH, Oregon.
My commission expires: 4/24/85

PARCEL 2: A portion of Government Lot 8 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the North line of said Government Lot 8, said rod being North 89°57'21" West 487.81 feet from the Northeast corner of said Government Lot 8; thence along said Government Lot line South 89°57'21" East 72.00 feet to a point; thence South 160.00 feet to a point; thence South 10° East 101.11 feet to a point; thence South 58°02' West 105.57 feet to a point 315.52 feet South of the point of beginning; thence North 19.54 feet to a 5/8" iron rod; thence North 295.98 feet to the point of beginning.

EXCEPTING THEREFROM all subsurface rights as reserved in Volume M-65, page 18, Microfilm Records of Klamath County, Oregon.

MORTGAGE

Mortgagors

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

Mortgagee

STATE OF OREGON } ss
County of Klamath.. }

Filed for record at the request of mortgagee on

June 15, 1981

at 54 minutes past 3 o'clock P. M.

and recorded in Vol. M81 of Mortgages,

page 10698 Records of said County

Evelyn Biehn County Clerk.

By *Debra Agard* Deputy.

Fee \$7.00

Mail to

KLAMATH FIRST FEDERAL SAVINGS
AND LOAN ASSOCIATION

2323 DAHLIA
KLAMATH FALLS, OR 97601