Canath Far Sa Co. Vr6(1 = 38 00	810158 4 Vol. M81. Page 133C6
UNITED STATES NATICIVAL	GAGE Date July 24
Like Mablonal Fank	월 방생������ ��������������������� ����������
Cortgagor. ("Owner"): Paul E. Felkins Hazel L. Jelkins	United States National Dame of Cos
7106 Ruth Court	Viomath Mails, UK 97001
ounty, State of Oregon including all improver	ments now and hereafter erected thereon:
Lots 26 and 27 in Block 1 of Country Green, file in the office of the County Clerk of K1 mobile home including all fixtures. Serial	according to the official plat the Moon amath County, Oregon, Including 1974 New Moon No. 11805501, type 52 x 24 GD52G30ATS
nobile home including all tixtures. Serial	
ni communicaticas: SL-27-1	Witary Public for Dre un My commission explice:
	and that this Marchoe was our tealy paned and seated in be helf of the conjugation by authousy of the Board of Directors Buffore me
	second and the work of solution and the states would determine the second
A acknowledging the foregoing instrum in this. <u>Chert</u>	the self. The self. The self. The self. The self.
	- Fiersonally appreated and an
County of <u>Claugeth</u> <u>Jaily 34</u> Producty approve the understanded <u>Jac</u> <u>E. end Hersel</u>	County of

_, the original Loan Amount is \$_9,859.08 is dated_7/24/81_

Lender may without notice renew or extend the Note, and 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.

spin 3: IIC Owner agrees to perform all acts necessary to insure and preserve the value of the Property and Lender's interest, in (it; including, but not limited, to the following dition and repair. Unless Ender expressly waives the I^D Wrequirement in writing. Ownerwill linsure the Property, ы× сэ! Бу polities payable to Lenclin under Lender's loss payable endorsement, for fire and extended coverage; and also against all other risks that Lender may require. air The amount of insurance must be enough to pay 100% and of any loss cup to the balance owed on the loan, de ाः Pspite the effect of any co-insurance clause. Owner will providecLender with proof of such insurance satisfactory to Lender. Lender may inspect the Property at any time as the isother their give and in the best? OMUSB 21 Owner WIII not still corrotherwise triansfer any (interest in the Property, brooffer to do so, without Lender's writtenconsent. (us) jour of (u a presslade brob 323 Owner will pay all taxes, assessments, liens and other encumbrances on the Property which might take?priofity over this Mortgage when they are due. bursuments Lender may the er thed to by the in the ilf) Owner fails to perform any of the surreements

made in Section 3; Wender in ly play for the performance of the agreements and add the cost to the Loan Amount, on which interest is calculated Owner will pay Lender the costs¹⁰limHediately: or^o(int^increased ^opayments) whichever Provided that Property is not from the farm tands or Provided that Property is not from the farm tands or

5 . The following lare live is of default under this Wortgage Fill suller upon, tak is the bestion of sild manage 15:1 [Thee promised Bryment's amounts on the

'Note are not paid by the promised payment dates, or 'therb\'is a³⁴failure 100 p≢rform any lagreement in the Note.

5.2. Owner fails to perform any of the agreements made in Section 3, whether or not Lender has

paid for the performance of the agreement. 5:3 There is a default under any other agree-ment that secures the Note.

5.4 Any signer of this mortgage or any signer of the Note misrepresented or falsified any material fact in regard to either the Property, the financial condition of any signer of the Note or any guarantor or surety for the Note, or the application for the loan

evidenced by the Note. 5.5 The property is damaged, destroyed, sold, levied upon, seized, attached, or is the subject of any

15 foreclosure action. 5.6 Any signer of this Mortgage, any signer of the Note, or any guarantor or surety for the Note,

dies, becomes insolvent, makes an assignment for creditors or is the subject of any bankruptcy or re-

course ceivership proceeding to corporation, that has lead tacks 5.7. Any partnership, or corporation, that has signed the Note or this mortgage, or is a guarantor or surrety for the Note, dissolves or terminates its exis-

of the succession of the second propertion the Nore 6. After, default, Lender may take one or more of

the following actions at Lender's option, without notice

oto Owner; in Lender may continue to charge interest on subman on 6.1 , Lender may continue to charge interest on the unpaid part of the Loan Amount at the rate of interest specified in the Note.

drause bies 6.2 Lenders may declare the entire unpaid nuise amount owed on the loan, including interest, to be incore due, and payable immediately - ender may at other 0 6.Bie Lender may, with respect to all or any por-

tion of the Property, exercise the right to foreclose

KEY LOAN KIT 51-4320 1/80 PAGE 10

(Continued on back)

this Mortgage by judicial fore losure in accordance with applicable lawed the birst real badines. (19.82) or

350.3\60 68005

HUG

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. If the bulloutions

1 6.5 COwner will be liable for all costs and disbursements Lender may be entitled to by law in connection with any action, suit, of proceeding to collect any amount Owner owes, on to foreclose upon the Property. C.M. G. Ali, Gul 9, (194) detection of neuro Cour6:6:6: If Lender refers the Note or this Mortgage to la lawyer (who is not Lender's salaried employee, Owner Will pay Lender reasonable fees that Lander actually pays the lawyer, including any for appeals; toly to the ident a Lender may (inspect the Prop. 11y at 7. Of The rights of Lender under this Mortgage are in addition to Lender's rights under any other agreements on

under the law; Lender may use any combination of those uichte' no amognit all other risks triffeli mde may robure. Lichte' no amognit of insurance mus be i rouch to pay 100%

8: Lender is not required to give Owner any hotice. except notices that are required by law and cannot be yiven up by Owner PAny notice Lender rust give to Owner will be considered given when mailed to Owner at the address stigwn as "Owner's address" on i on 1.36 Except in situations for which a longer notice pariod is specifically provided by law, Owner, agrees that [] () drivs notice, is reasonable notice: which returns to becid unit outs neces and re-

nek of the Blobarty . 13307 UUU 10 POLICIES 9. Lender may require Owner to perform all agreements 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.

11, If all or any part of the Property is condemned, 10112 11 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 or 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. Jose for sub descence of sunsh or the More

3 n ALC NORM OF isi pri data construito aduate og 12,01 Special provisions (if any):

leved appoint leized, attached, chilis the subject of any alo he broberty is that their, destroyed, sold, GALGED NONE A LIGE VOLT

Mran 196 mh Neder on the approximation for the toan diffent of soal alguer of the Acto or any sustained of fact furidated foreither the Property, the fine relation. o the Mole misient on tec or labilities any material ile allourshills to such requei



hether of not the extensions and jer, wait are ico prints in th<u>e crians.</u> DOLIGIT OF TDE NO ander may without notice senew of extend the dote, and if a Mortgage shall secure all such a transions and renewalt

2/24/81______the original L2 an Amount of 5__2, 859_jut and the last poyment is due 2/26/91 12 (09160) Ad bough INDIVIDUAL ACKNOWLEDGMENT

ŝ	63	22-	828		1914		1.00		100	3 <i>6</i> P	15	200	61
ł.	~	÷	•	-	-	5	-	1	ŝ	E	12	o	A1 -
r	5	1.	м	. н.	E.	u	.	<u>ا</u> ر	"			S	× .

STATE OF OREGON) ss.
County of <u>Klemath</u> July 24	County of)
Fersonally appeared the above-named Saul E. and Hazel	Personally appeared, and, who, being sworn, stated
and acknowledged the foregoing instrument to be their valuation act: OTAPL 2 Hetore metric action of the second se	that _he, the said is a, and _he, the said is a of Mortgegor corporation and that the seal affixed hereto is its seal and that this Mortgage was voluntarily signed and sealed in be- half of the corporation by authority of its Board of Directors. Before me:
Wotary Public to Oregon Ny commission avoires: / 2 2 8-54	Notary Public for Oregon My commission expires:
Lors 26 and 27 in Bleck I of Country Coert, f1le in the office of ri mobile houe in WOBLEVEE firtures. Strial	Filed for record at request of
United States National Bank of Cuegoria and an and a construction	JULY A.D. 19 OL
ATEmiti Ti Source	at 3:32 22 Colores M. and duy
Haxer 12 Ferrins	recorded in Vol.(<u>M81a 21868 Mortgages a</u> Cascou 1\13306a (Cascou)
JAner recording return to: Farry Fit Litre in a statistic fit of the second statistic	Page EVELYN BIEHN, CULL Clerk CLERK 10 8T By Lenne than Philarh Deputy J 336 C