

TAB-1305-5

4785

17070

THIS MORTGAGE, Made this 18th day of September, 1981, by
 LOWELL O. PELLERSELS and RITA R. PELLERSELS, husband and wife
 Mortgagor, to PACIFIC WEST MORTGAGE CO., an Oregon corporation

Mortgagee.
 WITNESSETH, That said mortgagor, in consideration of TWENTY FIVE THOUSAND AND
 NO/100-----Dollars,
 to him paid by said mortgagee, does hereby grant, bargain, sell and convey unto said mortgagee, his heirs, ex-
 ecutors, administrators and assigns, that certain real property situated in Klamath County,
 State of Oregon, bounded and described as follows, to-wit:
 That portion of Tract 12, JUNCTION ACRES, in the County of Klamath,
 State of Oregon, more particularly described as follows:

Commencing at a point on the North line of Tract 12 of Junction Acres
 Subdivision 454 feet Easterly from the Northwest corner of Tract 13;
 thence Easterly to the Northeast corner of Tract 12; thence South 664
 feet, more or less, to the Southeast corner of Tract 12; thence Wester-
 ly to a point due South of the point of beginning; thence North 664 feet,
 more or less to the point of beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
 or in anywise appertaining, and which may hereafter thereto belong or appertain, and the rents, issues and
 profits therefrom, and any and all fixtures upon said premises at the time of the execution of this mortgage
 or at any time during the term of this mortgage.

TO HAVE AND TO HOLD the said premises with the appurtenances unto the said mortgagee, his
 heirs, executors, administrators and assigns forever.

This mortgage is intended to secure the payment of a promissory note, of which the
 following is a substantial copy:

\$ 25,000.00 Klamath Falls, Oregon 97601 September 18, 1981
 I (or if more than one maker) we, jointly and severally, promise to pay to the order of PACIFIC WEST
 MORTGAGE CO., an Oregon corporation
 at Stayton, Oregon
 TWENTY FIVE THOUSAND AND NO/100-----DOLLARS.
 with interest thereon at the rate of 22.9* percent per annum from (date) 9-24-81 until paid, payable in
 monthly installments of not less than \$703.33 in any one payment; interest shall be paid monthly and
 is included in the minimum payments above required; the first payment to be made on the 24th day of October
 1981, and a like payment on the 24th day of each month thereafter, until the whole sum, principal and
 interest has been paid; if any of said installments is not so paid, all principal and interest to become immediately due and collectible at the
 option of the holder of this note. If this note is placed in the hands of an attorney for collection, I/we promise and agree to pay holder's
 reasonable attorney's fees and collection costs, even though no suit or action is filed hereon; however, if a suit or an action is filed, the
 amount of such reasonable attorney's fees shall be fixed by the court, or courts in which the suit or action, including any appeal therein,
 is tried, heard or decided. All due and payable five (5) years from date.
 * Strike words not applicable.
 All payments 20 or more days late will /s/ Lowell O. Pellersels
 accrue interest at the rate of 27.9 percent /s/ Rita R. Pellersels
 interest on the unpaid balance until brought
 current.

FORM No. 217—INSTALLMENT NOTE.

#3157

STEVEN'S NEWS PUBLISHING CO. PORTLAND, OR.

The date of maturity of the debt secured by this mortgage is the date on which the last scheduled principal payment be-
 comes due, to-wit: September 24, 1986.

And said mortgagor covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawfully
 seized in fee simple of said premises and has a valid, unencumbered title thereto except a mortgage dated 2-8-80,
 recorded 2-8-80 in Book M-80, page 2608, Klamath County Records,
 and will warrant and forever defend the same against all persons; that he will pay said note, principal and interest, according to
 the terms thereof; that while any part of said note remains unpaid he will pay all taxes, assessments and other charges of every
 nature which may be levied or assessed against said property, or this mortgage or the note above described, when due and pay-
 able and before the same may become delinquent; that he will promptly pay and satisfy any and all liens or encumbrances that
 are or may become liens on the premises or any part thereof superior to the lien of this mortgage; that he will keep the buildings
 now on or which hereafter may be erected on the said premises continuously insured against loss or damage by fire and such other
 hazards as the mortgagee may from time to time require, in an amount not less than the original principal sum of the note or
 obligation secured by this mortgage, in a company or companies acceptable to the mortgagee, with loss payable first to the mort-
 gagee and then to the mortgagor as their respective interests may appear; all policies of insurance shall be delivered to the mort-
 gagee as soon as insured. Now if the mortgagor shall fail for any reason to procure any such insurance and to deliver said policies
 to the mortgagee at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings,
 the mortgagee may procure the same at mortgagor's expense; that he will keep the buildings and improvements on said premises
 in good repair and will not commit or suffer any waste of said premises. At the request of the mortgagee, the mortgagor shall
 join with the mortgagee in executing one or more financing statements pursuant to the Uniform Commercial Code, in form satis-
 factory to the mortgagee, and will pay for filing the same in the proper public office or offices, as well as the cost of all lien
 searches made by filing officers or searching agencies as may be deemed desirable by the mortgagee.

The mortgagor warrants that the proceeds of the loan represented by the above described note and this mortgage are:
 (a)* primarily for mortgagor's personal, family, household or agricultural purposes (see Important Notice below),
 (b) for an organization or (even if mortgagor is a natural person) are for business or commercial purposes other than agricultural purposes.

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay said note according to its terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the payment of said note; it being agreed that a failure to perform any covenant herein, or if a proceeding of any kind be taken to foreclose any lien on said premises or any part thereof, the mortgagee shall have the option to declare the whole amount unpaid on said note or on this mortgage at once due and payable, and this mortgage may be foreclosed at any time thereafter. And if the mortgagor shall fail to pay any taxes or charges or any lien, encumbrance or insurance premium as above provided for, the mortgagee may at his option do so, and any payment so made shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the same rate as said note without waiver, however, of any right arising to the mortgagee for breach of covenant. And this mortgage may be foreclosed for principal, interest and all sums paid by the mortgagee at any time while the mortgagor neglects to repay any sums so paid by the mortgagee. In the event of any suit or action being instituted to foreclose this mortgage, the mortgagor agrees to pay all reasonable costs incurred by the mortgagee for title reports and title search, all statutory costs and disbursements and such further sum as the trial court may adjudge reasonable as plaintiff's attorney's fees in such suit or action, and if an appeal is taken from any judgment or decree entered therein mortgagor further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal, all sums to be secured by the lien of this mortgage and included in the decree of foreclosure.

Each and all of the covenants and agreements herein contained shall apply to and bind the heirs, executors, administrators and assigns of said mortgagor and of said mortgagee respectively.

In case suit or action is commenced to foreclose this mortgage, the Court, may upon motion of the mortgagee, appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure, and apply the same, after first deducting all of said receiver's proper charges and expenses, to the payment of the amount due under this mortgage.

In construing this mortgage, it is understood that the mortgagor or mortgagee may be more than one person; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

The obligation secured by this mortgage is all due and payable immediately upon sale or transfer of the encumbered property.

IN WITNESS WHEREOF, said mortgagor has hereunto set his hand the day and year first above written.

Lowell O. Pellersels

Rita R. Pellersels

*IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and if the mortgagee is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the mortgagee MUST comply with the Act and Regulation by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use Stevens-Ness Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, use Stevens-Ness Form No. 1306, or equivalent.

STATE OF OREGON,

County of *Klamath* } ss.

September 18, 19 *81*

Personally appeared the above named *Lowell O. Pellersels and Rita R. Pellersels*, husband and wife

and acknowledged the foregoing instrument to be

their

voluntary act and deed.

Before me:

Susan P. Satyke
Notary Public for Oregon

My commission expires: *11-2-82*

(OFFICIAL SEAL)

MORTGAGE

(FORM No. 105A)

STEVENS NESS LAW PUB. CO., PORTLAND, ORE.

Lowell O. & Rita R. Pellersels

TO

Pacific West Mortgage Co., an Oregon corporation

AFTER RECORDING RETURN TO
Pacific West Mortgage Co.
 P. O. Box 497
 Stayton, Oregon 97383
 #3157

SPACE RESERVED
 FOR
 RECORDER'S USE

Fee \$8.00

STATE OF OREGON,

County of *Klamath* } ss.

I certify that the within instrument was received for record on the *24th* day of *September*, *1981*, at *11:24* o'clock *A.M.*, and recorded in book reel volume No. *M-81* on page *17070* or as document fee file instrument/microfilm No. *4785*.
 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

[Signature] Deputy