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MTC-11221

MORTGAGE  
(Short Form)

Vol. 182 Page 4477

Mortgagor(s): Michaela J. McGuireAddress: P. O. Box 8  
Keno, Oregon 97627Borrower(s): Michaela J. McGuireAddress: P.O. Box 8  
Keno, OregonMortgagee: United States National Bank of Oregon, Klamath Falls

Branch

1. **Grant of Mortgage.** By signing below, I'm mortgaging to you, UNITED STATES NATIONAL BANK OF OREGON, this property in  
Klamath County, Oregon:Lot 5 in Block 9, FIRST ADDITION TO KENO WHISPERING PINES, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.and all buildings and other improvements and fixtures now or later located on it. I'm also assigning to you any future rents from the property as  
security for the debt described below. I agree that I'll be legally bound by all the terms stated in this mortgage.2. **Debt Secured.** This mortgage and assignment of rents secures the payment of the principal, interest, credit report fee, late charges,  
collection costs, attorneys' fees (including any on appeals), and other amounts owing under a note with an original amount financed of  
\$ 6,821.13, dated April 9, 1982, signed by Michaela J. McGuire  
and payable to you, on which the last payment is due April 14, 1992.and extensions and renewals of any length. The mortgage will also secure future credit you may later give me on this property, and any other  
amounts owed to you under this mortgage.3. **Insurance, Liens, and Upkeep.**3.1 I'll keep the property insured by companies accept-  
able to you with fire and theft, and extended coverage insuranceThe policy amount will be enough to pay the entire amount  
owing on the debt secured by the mortgage or the insurable value  
of the property, whichever is less, despite any "co-insurance" or  
similar provision in the policy. The insurance policies will have  
your standard loss payable endorsement. No one but you has a  
mortgage or lien on the property, except the following "Per-  
mitted Lien(s)":3.2 I'll pay taxes and any debts that might become a  
lien on the property, and will keep it free of mortgages and liens,  
other than yours and the Permitted Liens just described.3.3 I'll also keep the property in good condition and  
repair and will prevent the removal of any of the improvements.3.4 If any of these things agreed to in this Section 3 are  
not done, you may do them and add the cost to the loan. I'll pay  
the cost of your doing these things whenever you ask, with  
interest at the highest rate charged on any of the notes that are  
then secured by this mortgage. You may increase the amount of  
the payments on the secured debt to include the costs and  
interest. Even if you do these things, any failure to do them will  
be a default under Section 6, and you may still use other rights  
you have for the default.4. **Co-Owners or Transfers.** If there are any co-owners of the  
property they are all signing this mortgage. I won't sell the property,  
rent it for more than one year, or give it away, without getting your  
written permission first. If you give me your permission, it won't  
affect your mortgage or my responsibility to pay the debt secured by  
this mortgage.5. **Protecting Your Interest.** I'll do anything that may now or  
later be necessary to perfect and preserve your mortgage, and I'll pay  
all recording fees and other fees and costs involved.6. **Default.** It will be a default:6.1 If you don't receive any payment on the debt se-  
cured by this mortgage when it's due;6.2 If I fail to keep any agreement I've made in this  
Mortgage, or there is a default under any security agreement,  
trust deed, or other security document that secures any part of  
the debt secured by this mortgage;6.3 If any co-borrower or I become insolvent or bank-  
rupt;6.4 If I've given you a false financial statement, or if I  
haven't told you the truth about my financial situation, about  
the security, or about my use of the money loaned;6.5 If any creditor tries, by legal process, to take money  
from any bank account any co-borrower or I may have at any of  
your branches, or any other money or property I may then  
have coming from you; or6.6 If any person tries or threatens to foreclose or declare  
a forfeiture on the property under any land sale contract; or to  
foreclose any Permitted Lien or other lien on the property.7. **Your Rights After Default.** After a default you will have  
the following rights and may use any one, or any combination of them,  
at any time:7.1 You may declare the entire secured debt immediately  
due and payable all at once without notice.7.2 You may collect all or any part of the debt secured  
by this mortgage directly from any person obligated to pay it.7.3 You may foreclose this mortgage under applicable  
law.7.4 You may have any rents from the property collected  
and pay the amount received, over and above costs of collection  
and other lawful expenses, on the debt secured by this agreement.7.5 You may use any other rights you have under the  
law, this mortgage, or other agreements.8. **Satisfaction of Mortgage.** When the secured debt is com-  
pletely paid off, I understand that you'll give me a satisfaction of this  
mortgage for me to record.9. **Change of Address;** I'll give you my new address in writing  
whenever I move. You may give me any notices by regular mail at the  
last address I've given you.10. **Oregon Law Applies.** This mortgage and the loan it secures  
will be governed by Oregon law.

I agree to all the terms of this mortgage.

Michaela J. McGuire

## INDIVIDUAL ACKNOWLEDGEMENT

STATE OF OREGON

County of Klamath

) ss.

Personally appeared the above-named Michaela J. McGuire  
and acknowledged the foregoing mortgage to be her

voluntary act.

April 9

, 19 82

Before me

Notary Public for Oregon

My commission expires: 2. 28. 1985

# Mortgage

TO

UNITED STATES NATIONAL BANK  
OF OREGON Mortgagee

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received  
for the record on the 9 day of April 1982  
at 1:37 o'clock P. M. and recorded  
in Book MB2 on page 4477 Record  
of Mortgages of said County.

Witness my hand and seal of County attixed,  
Everlyn Biehn County Clerk

By Steve McQuinn Deputy  
Fee \$8.00

AFTER RECORDING RETURN TO:

UNITED STATES NATIONAL  
BANK OF OREGON Mortgagee

Hammond Falls BRANCH

PO Box 789 ADDRESS

Klamath Falls OREGON

for the attention of: Bath Department