

14677

TA-38-24959


**MORTGAGE**  
 (Short Form)

Vol. 182 Page 107CO

 Mortgagor(s): Stanley F. Wiesenborn  
Linda R. Wiesenborn

 Borrower(s): Stanley F. Wiesenborn  
Linda R. Wiesenborn

 Address: P.O. Box 477 (15435 Greenwing Loop)  
Keno, OR 97627

 Mortgagee: United States National Bank of Oregon,

 Address: P.O. Box 477 (15435 Greenwing Loop)  
Keno, OR 97627

Town &amp; Country

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 10 in Block 29, Tract No. 1081, Fifth Addition to Klamath River Acres, 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 \$ 10,514.96, dated August 17, 1982, signed by Stanley F. Wiesenborn/Linda R. Wiesenborn, and payable to you, on which the last payment is due August 23, 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 acceptable to you with fire and theft, and extended coverage insurance

The 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 "Permitted Lien(s)": U.S. Bancorp, Real Estate Finance Division.

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 secured 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;

Return to:

U.S. National T&C  
3720 South Sixth St.

STATE OF OREGON

**INDIVIDUAL ACKNOWLEDGEMENT**
County of Klamath
 Personally appeared the above-named Stanley F. Wiesenborn and Linda R. Wiesenborn and acknowledged the foregoing mortgage to be their voluntary act.

Before me:

August 17

, 1982

Barbara L. Raup  
 Notary Public for Oregon  
 My commission expires: 11/12/83

10700

FORM 6-28-A

10701

MORTGAGE  
(Short Form)

10701

1. Lender (Name and Address)  
2. Borrower (Name and Address)  
3. Property (Description and Address)  
4. Amount of Loan  
5. Term of Loan  
6. Interest Rate  
7. Date of Maturity  
8. Signature of Lender  
9. Signature of Borrower  
10. Signature of County Clerk

THIS MORTGAGE IS GIVEN BY THE BORROWER TO THE LENDER AS SECURITY FOR THE PAYMENT OF THE LOAN AND INTEREST THEREON. THE BORROWER HEREBY AGREES TO PAY THE LOAN AND INTEREST IN ACCORDANCE WITH THE TERMS OF THE MORTGAGE AGREEMENT.

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# Mortgage

TO

UNITED STATES NATIONAL BANK

OF OREGON, Mortgagee

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received

for the record on the 17

day of August 1982

at 3:35 o'clock P.M. and recorded

in Book M 82 on page 10700 Record

of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

County Clerk (Recorder)

By Joyce McQueen

Fee \$8.00

Deputy

AFTER RECORDING RETURN TO:

UNITED STATES NATIONAL

BANK OF OREGON, MORTGAGEE

3720 S. LOW

BRANCH

KFO 97601

ADDRESS

OREGON

for the attention of:

BARBARA Department