

MORTGAGE
(Short Form)

Vol. MY Page 12417

Mortgagor(s): ELLINGSON LUMBER COMPANY Address: P. O. Box 866
15630 Baker, Oregon 97814
Borrower(s): ELLINGSON LUMBER COMPANY Address: P. O. Box 866
Baker, Oregon 97814
Mortgagee: United States National Bank of Oregon, Commercial Banking Division 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:

See EXHIBIT "A" attached

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 \$ 400,000.00, dated July 26, 19 82, signed by S. H. Ellingson, and payable to you, on which the last payment is due April 30, 19 83,

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)":

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;

6.3 If any co-borrower or I become insolvent or bankrupt;

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; or

6.6 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 completely 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.

ELLINGSON LUMBER COMPANY

By S. H. Ellingson - Pres.

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF OREGON

County of Baker

Personally appeared the above-named S. H. Ellingson, President of Ellingson Lumber Company and acknowledged the foregoing mortgage to be his voluntary act.

Before me:

September 13, 1982

Linda R. Nave
Notary Public for Oregon

My commission expires: 1/11/84

EXHIBIT "A"

12418

Parcel 1:

Portion of the NW 1/4 Section 25, Township 30 South, Range 10 East, lying West of River. Approximately 76.6 acres.

Parcel 2:

W 1/2 SW 1/4, SE 1/4 SW 1/4, S 1/2 NE 1/4 SW 1/4 of Section 22, Township 34 South, Range 13 East. Approximately 140 acres.

Parcel 3:

S 1/2 S 1/2 of Section 36, Township 34 South, Range 13 East. Approximately 160 acres.

Parcel 4:

SE 1/4 of Section 29, Township 31 South, Range 7 East. Approximately 156.04 acres.

Parcel 5:

E 1/2 E 1/2 Section 10, Township 38 South, Range 6 East. Approximately 160 acres.

Parcel 6:

SE 1/4 Section 14, Township 35 South, Range 9 East. Approximately 160 acres.

Parcel 7:

W 1/2 SE 1/4 of Section 2, Township 33 South, Range 13 East. Approximately 80 acres.

Parcel 8:

SE 1/4 Section 20, Township 34 South, Range 8 East. Approximately 154.9 acres.

Parcel 9:

E 1/2 NE 1/4 SW 1/4 Section 28, Township 34 South, Range 8 East. Approximately 20 acres.

Parcel 10:

SE 1/4 SW 1/4; SE 1/4 of 35, Township 34 South, Range 8 East, less road. Approximately 195.87 acres.

Parcel 11:

W 1/2 SW 1/4 NE 1/4 of Section 28, Township 34 South, Range 8 East, less road. Approximately 19.7 acres.

Parcel 12:

E 1/2 NW 1/4 Section 28, Township 34 South, Range 8 East, less road. Approximately 76.77 acres.

Parcel 13:

Lot 3, SE 1/4 NW 1/4; NE 1/4 SW 1/4 of Section 2, Township 35 South, Range 8 East. Approximately 117.89 acres.

12419

Parcel 14:

S 1/2 NE 1/4 and Lots 1 and 2 of Section 1, Township 35 South, Range 13 East.
Approximately 159.39 acres.

Parcel 17:

Lots 4, 5, 6, 7, 14, 15, 16 and 17 of Section 16, Township 35 South, Range 7 East.
Approximately 160 acres.

Parcel 18:

Lot 1 of Section 1, Township 37 South, Range 7 East. Approximately 32.6 acres.

Parcel 19:

Lots 1 and 2, NE 1/4 SW 1/4 of Section 6, Township 37 South, Range 8 East.
Approximately 85.08 acres.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

This 20 day of Sept A. D. 1982 at 9:33 o'clock A. M. and
duly recorded in Vol. M82, of Mtge on file 12417

EVELYN BIEHN, County Clerk

Fee \$12.00

By [Signature]

UNITED STATES NATIONAL BANK OF OREGON
COMMERCIAL DEPARTMENT
NOTE DEPARTMENT
P. O. BOX 4412, PORTLAND, ORE. 97208

Ret-