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17th

OCTOBER

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Vol. 486 Page 19762



THIS MORTGAGE, Made this day of
DONALD O. WARREN AND LINDA WARREN, HUSBAND & WIFE

Mortgagor, to SOUTH VALLEY STATE BANK

Mortgagee,

WITNESSETH, That said mortgagor, in consideration of

FIFTY 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 County,
State of Oregon, bounded and described as follows, to-wit:

Lot 3 in block 38, TRACT NO. 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, according
to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

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 1 promissory note, of which the
following is a substantial copy:

WARREN: Donald O., MD & Linda J. Copy NOTE 11-17-83
\$55,000.00 3253503-3031 Klamath Oreg. October 17 19 83
200424

I promise to pay to the order of SOUTH VALLEY STATE BANK, Klamath Falls, Oregon

branch the principal sum of: DOLLARS
Fifty Thousand and No/100
(\$55,000.00) plus interest at the rate of INTEREST RATE AGREEMENT PERCENT
(11.0000 %) per annum from date of Disbursement until paid. PRIME + 2.5

Said principal sum and interest are payable in 36 monthly payments of \$1,500.00 beginning
December 1, 1983 and each month thereafter until 11-1-86 when the then unpaid balance
plus interest will be due and payable.

Protest is waived. VARIABLE RATE WALL STREET JOURNAL PRIME RATE AT DATE OF NOTE IS 11.00

I also agree to pay attorneys' fees and costs of collection on default.

The holder of this note may accelerate the time of payment of all amounts due hereunder if (a) default is
made in the payment of any sum due hereunder or (b) if the holder deems himself insecure.

Upon default of any payment, this note shall bear interest at the rate of 11.5 per annum.

This Note is secured by 200 2/1 and S/A dated 10-17-83

15944 Bald Eagle Court

Klamath Falls, OR 97601

seized in fee simple of said premises and has a valid, unencumbered title thereto

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. incumbrance to KLAMATH FIRST FEDERAL SAVINGS & LOAN OF KLAMATH

FALLS

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.

"This Mortgage is given as additional security to a security agreement dated the 17th day of October, 1983, wherein the mortgagor herein is the debtor and the Mortgagee herein is the secured party."

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

Donald O. Warren
Linda J. Warren

*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.

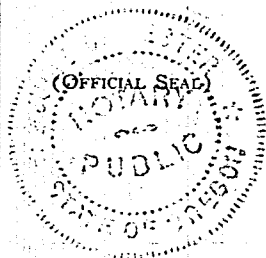
November 16, 1983

Personally appeared the above named Donald O. Warren and Linda J. Warren

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Julie C. Hester
 Notary Public for Oregon
 My commission expires: 10-17-87



MORTGAGE

(FORM No. 105A)

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

TO

SPACE RESERVED
 FOR
 RECORDER'S USE

AFTER RECORDING RETURN TO

South Valley State
Box 5210
KE 30215

Fee: \$8.00

STATE OF OREGON,
 County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of November, 1983, at 1:45 o'clock P.M., and recorded in book/reel/volume No. M83 on page 19762 or as document/fee/file/instrument/microfilm No. 30712, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
 NAME TITLE
 By *James Smith* Deputy