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THIS MORTGAGE, Made this 30th day of November, 1984, by

William L. Gallagher and Nadine F. Gallagher, Husband and Wife

Mortgagor, to CAROLYN JOYCE SCHONCHIN, CONSERVATOR FOR KIRA ELIZABETH SCHONCHIN & JACQUELINE NICOLETTE SCHONCHIN; DONNA MARIE HICKS; SUE CAROL WINEBARGER; LAURENCE JEAN SCHONCHIN; CAROLYN JOYCE SCHONCHIN; & DEENA RAE BRINK, Mortgagee,

WITNESSETH, That said mortgagor, in consideration of Sixty Three Thousand Three Hundred Thirty-Three and No/100-----Dollars,

to him paid by said mortgagee, does hereby grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns, that certain real property situated in Klamath County,

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

CAROLYN JOYCE SCHONCHIN, CONSERVATOR FOR KIRA ELIZABETH SCHONCHIN & JACQUELINE NICOLETTE SCHONCHIN, as to an undivided 14/24 interest; DONNA MARIE HICKS as to an undivided 2/24 interest; SUE CAROL WINEBARGER as to an undivided 2/24 interest; LAUREN JEAN SCHONCHIN as to an undivided 2/24 interest; CAROLYN JOYCE SCHONCHIN as to an undivided 2/24 interest; and DEENA RAE BRINK as to an undivided 2/24 interest, as tenants in common, in the following described property:

The W $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 31, Township 36 South, Range 12 East of the Willamette Meridian, 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 one promissory note, of which the following is a substantial copy:

SEE COPY OF ATTACHED NOTE

The date of maturity of the debt secured by this mortgage is the date on which the last scheduled principal payment becomes due, to-wit: 10X 2024

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

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 payable 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 mortgagee and then to the mortgagor; that their respective interests may appear; all policies of insurance shall be delivered to the mortgagee 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 satisfactory 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.

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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).

XXXXXXXXXXXX

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 said covenants and the payment of said note, it being agreed that a failure to perform any covenant herein, or if a proceeding is 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 with out 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 attorneys and title search and 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.

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

William L. Gallagher
William L. Gallagher

Nadine F. Gallagher
Nadine F. Gallagher

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. 1315 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.

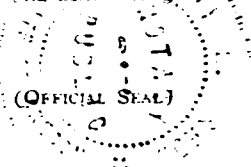
November 30th, 1984

Personally appeared the above named
Nadine F. Gallagher

William L. Gallagher and

and acknowledged the foregoing instrument to be

theirs their voluntary act and deed.



Before me:
Kristi L. Kedd
Notary Public for Oregon
My commission expires: 11/16/87

MORTGAGE

(FORM No. 108A)

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

TO

SPACE RESERVED
FOR
RECORDER'S USE

AFTER RECORDING RETURN TO

STATE OF OREGON.

County of

ss.

I certify that the within instrument was received for record on the day of

at o'clock M., and recorded in book reel volume No. on page or as document fee file instrument/microfilm No.

Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By Deputy

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PROMISSORY NOTE

\$63,333.00

Klamath Falls, OR, November 1, 1984

I, promise to pay to the order of CAROLYN JOYCE SCHONCHIN, CONSERVATOR FOR KIRA ELIZABETH SCHONCHIN and JACQUELINE SCHONCHIN; DONNA MARIE HICKS; SUE CAROL WINEBARGER; LAUREN JEAN SCHONCHIN; CAROLYN JOYCE SCHONCHIN; and DEENA RAE BRINK, Sixty Three Thousand Three Hundred Thirty Three and 00/100 Dollars, with interest thereon at the rate of nine percent (9%) per annum from date hereof until paid, payable in annual installments of not less than \$6,000.00 in any one payment; interest shall be paid annually and is included in the minimum payments above required; the first payment to be made on the 15th day of November, 1985, and a like payment to be made on the 15th day of each November thereafter, until the whole sum, principal and interest, has been paid. Each payment called for herein shall be distributed as follows:

1. Carolyn Joyce Schonchin, Conservator for Kira Elizabeth Schonchin and Jacqueline Nicolette Schonchin, 14/24ths.
2. Donna Marie Hicks, 2/24ths.
3. Sue Carol Winebarger, 2/24ths.
4. Lauren Jean Schonchin, 2/24ths.
5. Carolyn Joyce Schonchin, 2/24ths.
6. Deena Rae Brink, 2/24ths.

If this note is placed in the hands of an attorney for collection, I promise and agree to pay holders' reasonable attorney fees and collection costs, even though no suit or action is filed hereon; however, if a suit or action is filed, the amount of such reasonable attorney fees shall be fixed by the court, or courts in which the suit or action, including any appeal therein, is tried, heard or decided.

/s/ William L. Gallagher

WILLIAM L. GALLAGHER

/s/ Nadine F. Gallagher

NADINE F. GALLAGHER

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 21 day of December A.D. 1984
at 9:41 o'clock A M, and do
recorded in Vol. 1134 of Mortgages
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 13.00