

THE MORTGAGOR  
NORBERT M. KAPP AND RENEE R. KAPP

## Husband and Wife

mortgages to the STATE OF OREGON, represented and acting by the Director of Veterans' Affairs, pursuant to ORS 407.030, the following described real property located in the State of Oregon and County of Klamath:

As described in the attached Exhibit "A" and by reference made a part hereof:

## Exhibit "A"

A portion of the NE $\frac{1}{4}$  Section 25, Township 24 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning 440 feet West of the Northeast corner of the Southeast Quarter of Section 25, Township 24 South, Range 8 East of the Willamette Meridian; thence West along the North line of the SE $\frac{1}{4}$  of Section 25, Township 24 South, Range 8 East of the Willamette Meridian 199 feet; thence South parallel with the East line of the SE $\frac{1}{4}$  of Section 25, Township 24 South, Range 8 East of the Willamette Meridian 175 feet; thence East parallel with the North line of the SE $\frac{1}{4}$  of Section 25, Township 24 South, Range 8 East of the Willamette Meridian 104 feet; thence Easterly along the North line of Elk Drive of the River West Subdivision in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 25, Township 24 South, Range 8 East of the Willamette Meridian to a point directly South of the point of beginning; thence North parallel with the East line of the SE $\frac{1}{4}$  of Section 25, Township 24 South, Range 8 East of the Willamette Meridian to the true point of beginning.

Together with the following described mobile home, which is firmly affixed to the property: Moduline/ Westwind 24 x 40 1973 Serial No. 3241 X#92277

Eight thousand four hundred sixty-one dollars & no/100	Dollars (\$ 8,461.00)	with
interest from the date of initial disbursement by the State of Oregon, at the rate of	10.5	Percent per annum,
interest from the date of initial disbursement by the State of Oregon, at the rate of	Dollars (\$ )	with
interest from the date of initial disbursement by the State of Oregon, at the rate of	Dollars (\$ )	Percent per annum,
interest from the date of initial disbursement by the State of Oregon, at the rate of	Dollars (\$ )	Percent per annum,
principal and interest to be paid in lawful money of the United States at the office of the Director of Veterans' Affairs in Salem, Oregon, as follows: \$ 307.00 on or before February 1, 1985, and		
\$ 307.00 on the first of each month thereafter, plus one twelfth of		
the ad valorem taxes for each successive year on the premises described in the mortgage, and continuing until the full amount of the principal, interest, and advances shall be fully paid, such payments to be applied first as interest on the unpaid principal, the remainder on the principal.		
The due date of the last payment shall be on or before February 1, 2001.		
In the event of transfer of ownership of the premises or any part thereof, I will continue to be liable for payment and the balance shall draw interest as prescribed by ORS 407.070 from date of such transfer.		
This note is secured by a mortgage, the terms of which are made a part hereof.		
Dated as of Jan 17, 1985		
Norbert M. Kapp		
Renée R. Kapp		

The mortgagor or subsequent owner may pay all or any part of the loan at any time without penalty.

This mortgage is given in conjunction with and supplementary to that certain mortgage to the State of Oregon, dated January 28, 1981, and recorded in Book M81, page 1362, Mortgage Records for the County of Klamath, Oregon, which was given to secure the payment of a note in the amount of \$ 28,097.00.

and this mortgage is also given as security for an additional advance in the amount of \$ 8,461.00, together with the balance of indebtedness covered by the previous note, and the new note is evidence of the entire indebtedness.

The mortgagor covenants that he owns the premises in fee simple, has good right to mortgage same, that the premises are free from encumbrance, that he will warrant and defend same forever against the claims and demands of all persons whomsoever, and this covenant shall not be extinguished by foreclosure, but shall run with the land.

## MORTGAGOR FURTHER COVENANTS AND AGREES:

- To pay all debts and money secured hereby;
- To allow the Representatives of the Director of Veterans' Affairs of Oregon to make reasonable inspection of the premises during the life of the loan;
- Not to permit the buildings to become vacant or unoccupied; not to permit the removal or demolition of any buildings or improvements now or hereafter existing, to keep same in good repair; to complete all construction within a reasonable time in accordance with any agreement made between the parties hereto;
- Not to permit the cutting or removal of any timber except for his own domestic use, not to commit or suffer any waste;
- Not to permit the use of the premises for any objectionable or unlawful purpose;
- Not to permit any tax, assessment, lien, or encumbrance to exist at any time if mortgagee is required to defend against a lawsuit to foreclose a lien or encumbrance, mortgagee may add any attorney fees or costs incurred to the principal, to bear interest as provided in the note; if mortgagee pays any taxes, taxes, assessments or other encumbrances, such payment may also be added to the principal, to bear interest as provided in the note;
- Mortgagor is authorized to pay all real property taxes assessed against the premises and add same to the principal, each of the advances to bear interest as provided in the note;
- To keep all buildings unseasonably insured during the term of the mortgage, against loss by fire and such other hazards in such company or companies and in such an amount as shall be satisfactory to the mortgagee; to deposit with the mortgagee all such policies with receipts showing payment in full of all premiums; all such insurance shall be made payable to the mortgagee; insurance shall be kept in force by the mortgagor in case of foreclosure until the period of redemption expires.

As described above

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However

together with the tenements, hereditaments, rights, privileges, and appurtenances including roads and easements used in connection with the premises; electric wiring and fixtures; furnace and heating system, water heater, fuel storage receptacles; plumbing, ventilating, water and irrigating systems, pumps, electrical service, panic screens, doors, window shades and blinds, shutters, cabinets, built-ins, litzelums and floor coverings, built-in stoves, ovens, electric air conditioners, refrigerators, freezers, dishwashers; and all fixtures now or hereafter installed in or on the premises; and any shrubbery, flora, or timber now growing or hereafter planted or growing herein; and any replacements of any one or more of the foregoing items, in whole or in part, all of which are hereby declared to be appertenant to the land, and all of the rents, issues, and profits of the mortgaged property;

to secure the payment of Eight thousand four hundred sixty-one dollars & no/100 Dollars  
\$ 8,461.00 . and interest thereon, and as additional security for an existing obligation upon which there is a balance  
owing of Twenty-five thousand six hundred ninety-five dollars & 61/100 Dollars (\$ 25,695.61),  
evidenced by the following promissory note:

evidenced by the following promissory note:

I promise to pay to the STATE OF OREGON: Twenty-five thousand six hundred ninety-five dollars & 61/100<sup>rs</sup> (\$25,695.61), with interest from the date of initial disbursement by the State of Oregon, at the rate of 6.7 percent per annum, Eight thousand four hundred sixty-one dollars & no/100--- Dollars (\$ 8,461.00), with interest from the date of initial disbursement by the State of Oregon, at the rate of 10.5 percent per annum, interest from the date of initial disbursement by the State of Oregon, at the rate of 10.5 percent per annum,

interest from the date of initial disbursement by the State of Oregon, at the rate of 5.00 percent per annum, until such time as a different interest rate is established pursuant to ORS 407.072, principal and interest to be paid in lawful money of the United States at the office of the Director of Veterans Affairs in Salem, Oregon, as follows: 307.00 on or before February 1, 1985, thereafter, plus one-twelfth of the ad valorem taxes for each successive year on the balance of the amount advanced, interest and advances shall be paid in lawful money of the United States at the office of the Director of Veterans Affairs in Salem, Oregon, as follows: 307.00 on the first of each month.

thereafter, plus **One-twelfth of** and  
the ad valorem taxes for each successive year on the premises described in the mortgage, and continuing until the full amount of the principal,  
interest and advances shall be fully paid, such payments to be applied first an interest on the unpaid principal, the remainder on the principal.  
The due date of the last payment shall be on or before **February 1, 2001**.  
As the event of transfer of ownership of the premises or any part thereof, I will continue to be liable for payment and the balance shall draw  
interest as provided by ORS 407.070 from date of such transfer.  
This note is secured by a mortgage, the terms of which are made a part  
hereof.

Dated at Jan 17, 1985  
Taline   
Norbert W. Rapp

The mortgagee or subsequent owner may pay all or any part of the loan at any time.

This mortgage is given in conjunction with and supplementary to that certain mortgage to the State of Oregon, dated January 28, 1981, and recorded in Book M81, page 1362, Mortgage Records for Klamath County, Oregon, which was given to secure the payment of a note in the amount of \$20,000.00.

and this mortgage is also given as security for an additional advance in the amount of \$ 8,461.00, together with the balance of indebtedness covered by the previous note, and the new note is evidence of the entire indebtedness.

The mortgagor covenants that he owns the premises in fee simple, has good right to mortgage same, that the premises are free from encumbrance, that he will warrant and defend same forever against the claims and demands of all persons who  
covenant shall not be extinguished by foreclosure, but shall run with the land.

**MORTGAGOR FURTHER COVENANTS AND COVENANTS**

**TERMINAL COVENANTS AND AGREEMENTS:**

1. To pay all taxes and amounts secured hereby;
2. To allow the Representative of the Director of Veterans' Affairs of Oregon to make reasonable inspection of the premises during the life of the loan;
3. Not to permit the buildings to become vacant or unoccupied; not to permit the removal or demolition of any buildings or improvements now or hereafter existing; to keep same in good repair; to complete all construction within a reasonable time in accordance with any agreement made between the parties hereto;
4. Not to permit the cutting or removal of any timber except for his own domestic use; not to commit or suffer any waste;
5. Not to permit the use of the premises for any objectionable or unlawful purpose;
6. Not to permit any tax, assessments, liens, or encumbrances to exist at any time; if mortgage is required to defend against a lawsuit to foreclose a lien or encumbrance, mortgages may add any attorney fees or costs incurred by the principal, to bear interest as provided in the note; if mortgagee pays any items, taxes, assessments or other encumbrances, such payments may also be added to the principal, to bear interest as provided in the note;
7. Mortgagor is authorized to pay all real property taxes assessed against the premises and add same to the principal; each of the advances to bear interest as provided in the note;
8. To keep all buildings insurance by insured during the term of the mortgage, against loss by fire and such other hazards in such company or companies and in such an amount as shall be satisfactory to the mortgagee; to deposit with the mortgagee all such policies with receipts showing payment in full of all premiums; all such insurance shall be made payable to the mortgagee; insurance shall be kept in force by the mortgagor in case of foreclosure until the period of redemption expires.

Legal correct  
Payment amount correct

8. Mortgagor shall be entitled to all compensation and damages received under right of eminent domain, or for any security voluntarily released, same to be applied upon this instrument.

10. Mortgagor may retain or resell the instrument, or any part of same, without written consent of the mortgagee.

11. The holder of this instrument shall obtain prior written consent of the Director to transfer ownership or possession of property that is security for a loan obtained from the Department of Veterans' Affairs. When such consent is given, borrower must promptly notify mortgagee in writing of a transfer of ownership of the property for any interest, expense, and furnish a copy of the instrument of transfer. Transfers shall pay interest as prescribed by ORS 407.070 on all payments due from the date of transfer. In all other respects, this mortgage shall remain in full force and effect.

The mortgagor may, at his option, in case of default of the mortgagor, perform same in whole or in part and all expenditures made in so doing including the employment of an attorney to secure compliance with the terms of the mortgage or the note shall draw interest at the rate provided in the note and all such expenditures shall be immediately repayable by the mortgagor without demand and shall be secured by this mortgage.

Breach in any of the covenants or agreements herein contained or the expenditure of any portion of the loan for purposes other than those specified in the application, except by written permission of the mortgagee given before the expenditure is made, shall cause the entire indebtedness at the option of the mortgagee to become immediately due and payable without notice and this mortgage subject to foreclosure.

The failure of the mortgagee to exercise any options herein set forth will not constitute a waiver of any right arising from a breach of the covenants.

In case foreclosure is commenced, the mortgagor shall be liable for the cost of a title search, attorney fees, and all other costs incurred in connection with such foreclosure.

Upon the breach of any covenant of the mortgage, the mortgagee shall have the right to enter the premises, take possession, collect the rents, issues and profits and apply same, less reasonable costs of collection, upon the indebtedness and the mortgagee shall have the right to the appointment of a receiver to collect same.

The covenants and agreements herein shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

It is distinctly understood and agreed that this note and mortgage are subject to the provisions of Article XI-A of the Oregon Constitution, ORS 407.010 to 407.210 and any subsequent amendments thereto and to all rules and regulations which have been issued or may hereafter be issued by the Director of Veterans' Affairs pursuant to the provisions of ORS 407.020.

WORDS: The masculine shall be deemed to include the feminine, and the singular the plural where such connotations are applicable herein.

IN WITNESS WHEREOF, The mortgagors have set their hands and seals this 17 day of Jan 1985

Norbert M. Kapp

135

(Seal)

Renee R. Kapp

(Seal)

Renee R. Kapp

(Seal)

### ACKNOWLEDGMENT

STATE OF OREGON

County of

Klamath Deschutes } ss.

1985

Before me, a Notary Public personally appeared the within named Norbert M. Kapp and Renee R. Kapp

and deed.

his wife and acknowledged the foregoing instrument to be their voluntary

WITNESS my hand and official seal the day and year last above written.

My Commission expires 4/29/88



Phyllis L. Scott  
Notary Public for Oregon

### MORTGAGE

TO Department of Veterans' Affairs

P49887

Loan Number

FROM

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