

FEDERAL LAND BANK MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That on May 23, 1985

— Edward Donald Tompkins and Merrie Linda Tompkins, husband and wife; —
 — Edward Donald Tompkins and Willis Stanley Tompkins, as Trustees of the —
 — Testamentary Trust created by the Last Will and Testament of Henry —
 — Willis Tompkins dated March 2, 1971; —

hereinafter called the Mortgagors, hereby grant, bargain, sell, convey and mortgage to THE FEDERAL LAND BANK OF SPOKANE, a corporation in Spokane, Washington, hereinafter called the Mortgagee, the following described real estate in the County(ies) of Klamath State of Oregon

The description of the real property covered by this mortgage is attached below.

FLB #F-199437-3

Parcel 1: All in Township 30 South, Range 8 East of the Willamette Meridian.

Section 21: S $\frac{1}{2}$ SE $\frac{1}{4}$.
 Section 22: S $\frac{1}{2}$ SW $\frac{1}{4}$.
 Section 27: N $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$.
 Section 28: NW $\frac{1}{4}$, SW $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$.
 Section 33: N $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$.

Parcel 2: Township 31 South, Range 8 East of the Willamette Meridian.

Section 4: SE $\frac{1}{4}$.
 Section 5: SE $\frac{1}{4}$.

Hereby granting and mortgaging to mortgagee a 60 foot easement over and across other real property owned by mortgagor for ingress and egress between lands herein mortgaged, which easement is to be appurtenant to the lands herein mortgaged and is described as follows:

Beginning at the South Quarter corner of Section 32, Township 30 South, Range 8 East of the Willamette Meridian and thence proceeding East along the North side of the South line of Sections 32 and 33 to the South Quarter corner of Section 33, Township 30 South, Range 8 East; thence North to the North 1/16 center corner of said Section 33, continuing the above easement from the South Quarter corner of said Section 33 to the point where the North Quarter corner of Section 4, Township 31 South, Range 8 East intersects the South section line of said Section 33; thence South along the East side of the North-South center line of said Section 4 to the center of said Section 4; thence West along the South side of the East-West center line of said Section 4 to the East Quarter corner of Section 5, Township 31 South, Range 8 East of the Willamette Meridian. ✓

Initials EDT, EDT, EDT, WST

including all leases, permits, licenses or privileges, written or otherwise, appurtenant or nonappurtenant to said mortgaged premises, now held by mortgagors or hereafter issued, extended or renewed to them by the United States or the State or any department, bureau, or agency thereof, which have been or will be assigned or waived to mortgagee.

Together with the tenements, hereditaments, rights, privileges and appurtenances, including private roads, now or hereafter belonging to or used in connection with the above described premises; and all plumbing, lighting, heating, cooling, ventilating, elevating, watering and irrigating apparatus and other fixtures, now or hereafter belonging to or used in connection with the above described premises, all of which are hereby declared to be appurtenant to said land; and together with all waters and water rights of every kind and description and however evidenced, and all ditches or other conduits, rights therein and rights of way therefor, which now are or hereafter may be appurtenant to said premises or any part thereof, or used in connection therewith.

This conveyance is intended as a mortgage securing the performance of the covenants and agreements hereinafter contained, and the payment of the debt represented by one promissory note made by the mortgagors to the order of the mortgagee, of even date herewith, for the principal sum of 115,500.00, with interest as provided for in said note, being payable in installments, the last of which being due and payable on the first day of May, 2010.

MORTGAGORS COVENANT AND AGREE:

That they are lawfully seized of said premises in fee simple, have good right and lawful authority to convey and mortgage the same, and that said premises are free from encumbrance; and each of the mortgagors will warrant and defend the same forever against the lawful claims and demands of all persons whomsoever, and this covenant shall not be extinguished by any foreclosure hereof, but shall run with the land.

To pay all debts and money secured hereby when due.

To keep the buildings and other improvements now or hereafter existing on said premises in good repair; to complete without delay the construction on said premises of any building, structure or improvement in progress, any improvements to existing structures in progress, and any improvements or remodeling for which the loan hereby secured was granted in whole or in part; not to remove or demolish or permit the removal or demolition of any building thereon; to restore promptly in a good and workmanlike manner any building, structure or improvement thereon which may be damaged or destroyed; to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property and its use; not to use or permit the use of said premises for any unlawful or objectionable purpose; not to cut or permit the cutting of timber from said premises except for domestic use; to maintain and cultivate the premises in good and husbandlike manner, using approved methods of preserving the fertility thereof; to keep the orchards on said lands properly irrigated, cultivated, sprayed, pruned and cared for; not to commit or suffer waste of any kind upon said premises; and to do all acts or things necessary to preserve all water rights now or hereafter appurtenant to or used in connection with said premises.

To pay before delinquency all taxes, assessments and other charges upon said premises, all assessments upon water company stock, and all rents, assessments and charges for water appurtenant to or used in connection with said property; and to suffer no other encumbrance, charge or lien against said premises which is superior to this mortgage.

To keep all buildings now existing or hereafter erected continuously insured against loss or damage by fire and such other risks in manner and form and in such company or companies and in such amounts as shall be satisfactory to the mortgagee; to pay all premiums and charges on all such insurance when due; to deposit with the mortgagee upon request all insurance policies affecting the premises, with receipts showing payment of all premiums and charges affecting said policies; and that all insurance whatsoever affecting the premises shall be made payable, in case of loss, to the mortgagee, with a loss payable clause in favor of and satisfactory to the mortgagee. The mortgagee shall be entitled to receive the proceeds of any loss under any such policy which may be applied by the mortgagee upon the indebtedness hereby secured in such manner as it may elect.

If any of the mortgaged property shall be taken under right of eminent domain, the mortgagee shall be entitled at its option to receive all compensation for the portion taken and damages to the remaining portion, to be applied by the mortgagee upon the indebtedness hereby secured in such manner as it shall elect.

Should the mortgagors be or become in default in any of the covenants or agreements herein contained, then the mortgagee (whether electing to declare the whole indebtedness hereby secured due and payable or not) may, at its option, perform the same in whole or in part and all expenditures made by the mortgagee in so doing, together with interest and costs, shall be immediately repayable by the mortgagors without demand, shall be secured by this mortgage, and shall draw interest until paid at the default rates provided for in the note hereby secured.

Time is material and of the essence hereof; and in case of breach of any of the covenants or agreements hereof, or if default be made in the payment of any of the sums hereby secured, or if the whole or any portion of said loan shall be expended for purposes other than those specified in the original application therefor except, by the written permission of said mortgagee, or if said land or any portion thereof shall be hereafter included in any special assessment district, then, in any such case, all indebtedness hereby secured, shall, at the election of the mortgagee, become immediately due without notice, and this mortgage may be foreclosed; but the failure of the mortgagee to exercise such option in any one or more instances shall not be considered as a waiver or relinquishment of the right to exercise such option upon or during the continuance of the same or any other default.

In case of any suit to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or any suit which the mortgagee may deem it necessary to prosecute or defend to effect or protect the lien hereof, the mortgagors agree to pay a reasonable sum as attorney's fees and all costs and legal expenses in connection with said suit, and further agree to pay the reasonable costs of searching records and abstracting or insuring the title, and such sums shall be secured hereby and included in the decree of foreclosure.

Upon or during the continuance of any default hereunder, the mortgagee shall have the right forthwith to enter into and upon the mortgaged premises and take possession thereof, and collect the rents, issues and profits thereof, and apply the same, less reasonable costs of collection, upon the indebtedness hereby secured, and the mortgagee shall have the right to the appointment of a receiver to collect the rents, issues and profits of the mortgaged premises. The rents, issues and profits of said premises after default are hereby assigned and mortgaged to the mortgagee as additional security for the indebtedness herein described.

This mortgage and the note secured hereby are executed and delivered under and in accordance with the Farm Credit Act of 1971 and any acts amendatory or supplementary thereto and the regulations of the Farm Credit Administration, and are subject to the terms, conditions and provisions thereof applicable to Federal Land Bank loans.

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

Edward Donald Tompkins and Willis Stanley Tompkins, as Trustees of the Testamentary Trust created by the Last Will and Testament of Henry Willis Tompkins dated March 2, 1971, join in this mortgage for the purpose of subjecting any right, title or interest which said trust may have in the mortgaged security to the lien of the said mortgage but the estate of Henry Willis Tompkins does not assume any liability for the payment of the debt secured hereby.

IN WITNESS WHEREOF, The mortgagors have hereunto set their hands the day and year first above written.

✓ Edward Donald Tompkins
Edward Donald Tompkins as Trustee of the Testamentary Trust created by the Last Will and Testament of Henry Willis Tompkins dated March 2, 1971

Edward Donald Tompkins
Edward Donald Tompkins

Merrie Linda Tompkins
Merrie Linda Tompkins

✓ Willis Stanley Tompkins
Willis Stanley Tompkins as Trustee of the Testamentary Trust created by the Last Will and Testament of Henry Willis Tompkins dated March 2, 1971

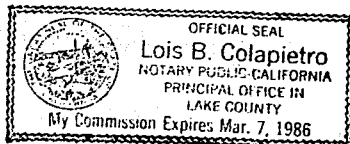
STATE OF CALIFORNIA Lake
COUNTY OF } ss. (INDIVIDUAL)

On this 12th day of June, 1985, before me, the undersigned, a Notary Public in and for said County, personally appeared Edward Donald Tompkins

personally known to me, or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he executed the same.
Witness my hand and official seal.

Lois B. Colapietro
Notary Public in and for said County and State

Lois B. Colapietro
Name (Typed or Printed)



3403 (R6/82)1

(This area for official notarial seal)

Edward Donald Tompkins
known to me to be the person who executed the within instrument as Trustee of the Testamentary Trust created by the Last Will and Testament of Henry Willis Tompkins dated March 2, 1971, and acknowledged to me that he executed the same as his free act and deed.

Notary Public for the State of _____
Residing at _____
My commission expires _____

STATE OF _____)

County of _____)

On this _____ day of _____, 19____, before me personally appeared Willis Stanley Tompkins

known to me to be the person who executed the within instrument as Trustee of the Testamentary Trust created by the Last Will and Testament of Henry Willis Tompkins dated March 2, 1971, and acknowledged to me that he executed the same as his free act and deed.

Notary Public for the State of _____
Residing at _____
My commission expires _____

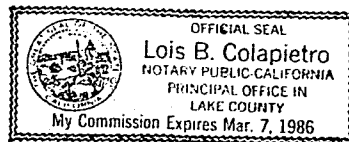
STATE OF CALIFORNIA
COUNTY OF LAKE

ss.

(INDIVIDUAL)

On this 12th day of June, 1985, before me, the undersigned, a Notary Public in and for said County, personally appeared Edward Donald Tompkins and Merrie LindaTompkinspersonally known to me, or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that they executed the same.

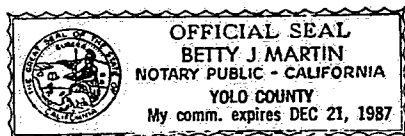
Witness my hand and official seal.


Notary Public in and for said County and StateLois B. Colapietro
Name (Type or Print)

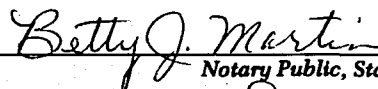
(This area for official notarial seal)

3403 (R6/82)1

STATE OF CALIFORNIA

COUNTY OF YoloOn this 15th day of JUNE in the year one thousand nine hundred and eighty-five, before me, Betty J. Martin, a Notary Public, State of California, duly commissioned and sworn, personally appeared Stanley Tompkins

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the California County of Yolo the day and year in this certificate first above written.

Notary Public, State of California

My commission expires Dec. 21, 1987

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Cowdery's Form No. 32 — Acknowledgement — General (C. C. Sec. 1190a)

Return

Federal Land Bank
6350 South 6th Street
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 24th day of June A.D. 19 85 at 3:14 o'clock P M., and
duly recorded in Vol. M85 of Mortgages on Page 9622

EVELYN BIEHN, County Clerk

By 

Fee: \$17.00