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MT-1596-557
MORTGAGE
(Short Form)Vol. 185 Page 15457

Mortgagor(s): Darryl D. Sisto
Melody C. Sisto Address: 7610 Booth Road
Klamath Falls, OR 97603

Borrower(s): Darryl D. Sisto
Melody C. Sisto Address: 7610 Booth Road
Klamath Falls, OR 97603

Mortgagee: United States National Bank of Oregon, - - - - - Town & Country - - - - - 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:
Parcel 1: Lot 6 and the Westerly 45 feet of Lot 7, in EMMITT TRACTS, KLAMATH COUNTY, OREGON
Parcel 2: Lot 8, EXCEPTING THEREFROM the Westerly 70 feet and the Easterly 25 feet in EMMITT TRACTS, KLAMATH COUNTY, OREGON

*85 SEP 23 PM 4 08

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 \$ 5,000.00, dated September 20, 19 85, signed by Darryl D. and Melody C. Sisto and payable to you, on which the last payment is due September 20, 1990.

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)": Klamath First Federal S & L, Transamerica Title Ins. Co., U.S. National bank

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;

Return to:

U. S. National Bank

Town & Country Branch

STATE OF OREGON

County of Klamath

Personally appeared the above-named

and acknowledged the foregoing mortgage to be

3720 S. 6th
KFO 97603
INDIVIDUAL ACKNOWLEDGEMENT

MOUNTAIN TITLE COMPANY, INC. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

September 20, 1985

Darryl D. Sisto / Melody C. Sisto

their voluntary act.

Before me:

Notary Public for Oregon

My commission expires: 11/12/87

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MORTGAGE (Short term)

15457



Address: 7010 Beach Road
Klamath Falls, OR 97603

Address: 7010 Beach Road
Klamath Falls, OR 97603

Branch: _____

City: _____

State: _____

Zip: _____

County: _____

Town: _____

Post Office: _____

Telephone: _____

Teletype: _____

Radio: _____

Television: _____

Other: _____

Remarks: _____

Notes: _____

Comments: _____

Instructions: _____

Directions: _____

Guidelines: _____

Standards: _____

Criteria: _____

Requirements: _____

Specifications: _____

Details: _____

Features: _____

Attributes: _____

Characteristics: _____

Properties: _____

Qualities: _____

Quantities: _____

Values: _____

Prices: _____

Costs: _____

Expenses: _____

Revenues: _____

Profits: _____

Losses: _____

Net: _____

Gross: _____

Operating: _____

Non-Operating: _____

Other: _____

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Mortgage

TO

UNITED STATES NATIONAL BANK

OF OREGON, Mortgagee

STATE OF OREGON, ss.

County of Klamath

I, certify that the within instrument was received

for the record on the 23rd

day of September 19 85

at 4:08 o'clock P. M. and recorded

in Book 185 on page 15457

of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Riehn, County Clerk

County Clerk (Recorder)

By Pam Smith Deputy

Fee: \$9.00

AFTER RECORDING RETURN TO:

UNITED STATES NATIONAL

BANK OF OREGON, MORTGAGEE

BRANCH

ADDRESS

OREGON

for the attention of:

Department

32-3681 10/77