

THIS MORTGAGE IS MADE THIS 21st day of November, 1985, between DENNIS LEROY ROSE SR. and SUSAN JANE ROSE, husband and wife, of the County of Klamath, State of Oregon, and the Department of Veterans Affairs, of the County of Klamath, State of Oregon.

The mortgage is made in full satisfaction of the loan made by the Department of Veterans Affairs to the mortgagors under the provisions of Article XI-A of the Oregon Constitution, ORS 407.010 to 407.020, and the rules and regulations of the Department of Veterans Affairs.

The mortgagors, at the option, in and to the benefit of the mortgagee, have assigned to the mortgagee, 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 demand and shall be secured by this mortgage.

Default 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 mortgagor 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 mortgage 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 407.020 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 21st day of November, 1985.

Dennis Leroy Rose Sr. (Seal)
Dennis Leroy Rose Sr.
Susan Jane Rose (Seal)
Susan Jane Rose

ACKNOWLEDGMENT

STATE OF OREGON, County of Klamath.

Before me, a Notary Public, personally appeared the within named Dennis Leroy Rose Sr. and Susan Jane Rose, all who acknowledge to me that they are the persons whose names are subscribed to the foregoing instrument to be their voluntary act and deed.

I, Rayther Moore, Notary Public for Oregon, do hereby certify that the foregoing instrument was acknowledged before me and my official seal the day and year last above written.

My Commission expires 8/27/87.

MORTGAGE M77485
TO Department of Veterans Affairs Loan Number

STATE OF OREGON, County of Klamath.

I certify that the within was received and duly recorded by me in Klamath County Records, Book of Mortgages, No. M85 Page 19000 on the 25th day of Nov., 1985.

By Evelyn Biehn, County Clerk.

Filed November 25, 1985 @ 1:30 at o'clock P.M.

County Clerk Evelyn Biehn Deputy Pat Smith

After recording return to:
DEPARTMENT OF VETERANS AFFAIRS
155 NE REVERE
Portland, OR 97201

Fee: \$9.00

22004