

67411

MTC-17228P

Vol. M80 Page 19297

THIS MORTGAGE, Made this 22nd day of October, 1986 by

JAMES R. L. MUELLER and CARLA LEE MUELLER, husband and wife
Mortgagor, to HENRIETTA HORN

Mortgagee,

WITNESSETH, That said mortgagor, in consideration of TWENTY THREE THOUSAND FIVE HUNDRED AND NO/100 (\$23,500.00) 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:

NOKIGVCE

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF.

THIS MORTGAGE IS ASSUMABLE ONLY WITH THE WRITTEN CONSENT OF THE MORTGAGEE HEREIN.

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 a promissory note, of which the following is a substantial copy:

\$ 23,500.00 Klamath Falls, OR October 22, 1986
I (or if more than one maker) we, jointly and severally, promise to pay to the order of HENRIETTA HORN

at Mountain Title, 407 Main, Klamath Falls, OR
TWENTY THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS,
with interest thereon at the rate of 8.0 percent per annum from October 22, 1986 until paid, payable in monthly installments of not less than \$ 285.12 in any one payment; interest shall be paid monthly and the minimum payments above required; the first payment to be made on the 22nd day of November 1986, and a like payment on the 22nd day of each month thereafter, until the whole sum, principal and interest has been paid; if any of said installments is not so paid, all principal and interest to become immediately due and collectible at the option of the holder of this note. If this note is placed in the hands of an attorney for collection, I/we promise and agree to pay holder's reasonable attorney's fees and collection costs, even though no suit or action is filed hereon; however, if a suit or an action is filed, the amount of such reasonable attorney's fees shall be fixed by the court, or courts in which the suit or action, including any appeal therein, is tried, heard or decided.

* Strike words not applicable.

James R. Mueller

THIS NOTE SECURED BY TRUST DEED OF
EVEN DATE.

Carla Lee Mueller

SN Stevens-Ness Law Publishing Co., Portland, Ore.

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: November 22, 1986.

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 as 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.

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),
 (b) for an organization or (c) for a natural person for business or commercial purposes other than agricultural purposes.

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 of said covenants and the payment of said note; it being agreed that a failure to perform any covenant herein, or if a proceeding of any kind be 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 without 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 title reports and title search, all 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.

James R. L. Mueller
 James R. L. Mueller

IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and if the mortgage is a crediter, 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. 1305 or equivalent; if this instrument is NOT to be a first lien, use Stevens-Ness Form No. 1205, or equivalent.

Carla Lee Mueller
 Carla Lee Mueller

THIS MORTGAGE IS SUBJECT TO THE FOLLOWING:

LOAN TO BE MADE TO MORTGAGOR FOR THE PURPOSE OF PURCHASING THE PREMISES DESCRIBED IN THE ABOVE INSTRUMENT.

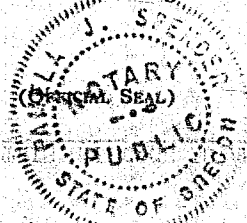
STATE OF OREGON,)
 County of Klamath)

10/22 1986

Personally appeared the above named

James R. L. Mueller and Carla Lee Mueller

and acknowledged the foregoing instrument to be voluntary act and deed.



Before me:

Pamela J. Spencer
 Notary Public for Oregon

My commission expires: 8/16/88

MORTGAGE

(FORM No. 105A)

JAMES R. L. MUELLER &
 CARLA LEE MUELLER

HENRIETTA HORN

AFTER RECORDING RETURN TO

MOUNTAIN TITLE COMPANY

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/tee/file/instrument/microfilm No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By _____ NAME _____ TITLE _____ Deputy

19299

All the following described real property situate in Klamath County, Oregon:

All that portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7 Township 37 South, Range 9 East, Willamette Meridian which lies Southerly of the following described line:
Beginning at a 5/8" iron rod on the Easterly right of way line of Algoma Road (Old Dalles-California Highway), from which the Northeast corner of said Section 7 bears North 83°25'56" East 2619.29 feet; thence South 89°05'36" East 400.61 feet to a 5/8" iron rod; thence South 38°14'11" East 102.02 feet to a 5/8" iron rod; thence East 818.4 feet, more or less, to a point on the Easterly line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 7.

Also, all that portion of the S $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7 Township 37 South, Range 9 East, Willamette Meridian, which lies Northerly and Westerly of that certain right of way deeded by Ellen and Stephen Herlihy to the Algoma Lumber Company on October 3, 1914, as shown by the Deed Records of Klamath County, Oregon, Volume 42, page 557.

EXCEPTING THEREFROM,

Beginning at a $\frac{1}{2}$ -inch iron pin which is North 36°59'30" West a distance of 421.9 feet from an iron pin which is 2218.6 feet South and 934.1 feet West of the NE corner of Section 7, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and also marks the most Southerly point of a survey made for Howard Brown and registered with the Klamath County Surveyor's Office as Survey No. 1056; thence North 27°27'07" West a distance of 917.7 feet to a $\frac{1}{2}$ -inch iron pin; thence North 61°23'16" East a distance of 212.5 feet to a $\frac{1}{2}$ -inch iron pin; thence South 33°42'23" East a distance of 977.0 feet to a $\frac{1}{2}$ -inch iron pin on Brown's property line; thence South 71°16'16" West a distance of 322.8 feet along Brown's property line to the point of beginning.

FURTHER EXCEPTING,

That portion of the S $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, Township 37S, Range 9 East of the Willamette Meridian lying South of the North boundary of the Algoma Lumber Company Railroad right of way, now abandoned, as shown by Deed recorded in Volume 42, page 557, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ October _____ A.D., 19 _____ 86 at 9:50 o'clock _____ A.M., and duly recorded in Vol. _____ M86 day _____
of _____ Mortgages _____ on Page 19297
FEE \$13.00
By Evelyn Biehn, County Clerk 