

OK

THIS MORTGAGE, Made this 24th day of August, 1987,  
by PETER A. NEVIN AKA PETER ALAN NEVIN AND MALINDA B. NEVIN, An estate in fee simple  
as tenants by the entirety hereinafter called Mortgagor,  
to South Valley State Bank

hereinafter called Mortgagee,  
WITNESSETH, That said mortgagor, in consideration of Two Hundred Thirty Five Thousand and  
no/100-----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 prop-  
erty situated in Klamath County, State of Oregon, bounded and described as follows, to-wit:

See attached legal descriptions

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 certain promissory note, described as follows:

Note dated 8-24-87 to Peter A. Nevin and Malinda B. Nevin in the amount of \$235,000.00  
with maturity of March 32, 1994.

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:  
March 31, 1994.

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 or household purposes (see Important Notice below),  
(b) for organization or cover-it-mortgage-as-an-individual purpose. *Face Purpose*  
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 may be hereafter erected on the premises insured in favor of the mortgagee against loss or damage by fire, with extended coverage,  
in the sum of \$-----

FULL AMOUNT----- in a company or companies acceptable to the mortgagee, and will  
have all policies of insurance on said property made payable to the mortgagee as his interest may appear and will deliver all policies of insurance on said  
premises to the mortgagee as soon as insured; that he will keep the building and improvements on said premises in good repair and will not commit or suffer  
any waste of said premises. 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 pay-  
ment of said note; it being agreed that a failure to perform any covenant herein, or if proceedings of any kind be taken to foreclose on any lien on said prem-  
ises or any part thereof, the mortgagee shall have the option to declare the whole amount unpaid on said note and 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 of any lien, encumbrances or insur-  
ance 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 losing party in such suit or action agrees to pay all reasonable costs  
incurred by the prevailing party therein for title reports and title search, all statutory costs and disbursements and such further sum as the trial court may  
adjudge reasonable as the prevailing party's attorney's fees in such suit or action, and if an appeal is taken from any judgment or decree entered therein  
the losing party further promises to pay such sum as the appellate court shall adjudge reasonable as the prevailing party's attorney's fees on such appeal, all such  
sums to be included in the court's decree. Each and all of the covenants and agreements herein contained shall apply to and bind the heirs, executors, administra-  
tors 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,  
first deducting all proper charges and expenses attending the execution of said trust, as the court may direct in its judgment or decree.

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.

\* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b)  
is not applicable; if warranty (a) is applicable, the mortgagee MUST comply  
with the Truth-in-Lending Act and Regulation Z by making required dis-  
closures; for this purpose use S-N Form No. 1319, or equivalent.

STATE OF OREGON,

County of Klamath

SS:

This instrument was acknowledged before me on August 24, 1987,

by Peter Alan Nevin and Malinda B. Nevin

Notary Public for Oregon

My commission expires 2-12-91

MORTGAGE

TO

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

STATE OF OREGON,

County of ----- } SS.

I certify that the within instru-  
ment was received for record on the  
----- day of -----, 19-----,  
at ----- o'clock ----- M., and recorded  
in book/reel/volume No. ----- on  
page ----- or as fee/file/instrument/  
microfilm/reception No. -----,  
Record of Mortgage of said County.

Witness my hand and seal of  
County affixed

NAME

TITLE

By ----- Deputy

No.

AFTER RECORDING RETURN TO

SOUTH VALLEY STATE BANK  
5215 SOUTH SIXTH STREET  
KLAMATH FALLS OR 97603

PETER ALAN &amp; MALINDA B. NEVIN

AUGUST 24, 1987

## EXHIBIT "A"

## DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

## PARCEL 1:

Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian

Section 30: That portion of Lot 3 and the NE $\frac{1}{4}$ SW $\frac{1}{4}$  lying Southerly and Westerly of Mitchell Road.  
Lot 4; SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 31: Lot 1; NE $\frac{1}{4}$ NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; That portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  and SW $\frac{1}{4}$ NE $\frac{1}{4}$  lying Northerly of the Klamath Falls-Lakeview Highway

LESS AND EXCEPTING from the above, a parcel containing 32.5 acres heretofore conveyed to Melvin Kendall, et ux, by deed recorded in Volume M72 page 3357, records of Klamath County, Oregon, and FURTHER EXCEPTING the right of way of Mitchell Road.

PARCEL 2: A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 30, Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian, described as follows: Beginning at the Southeast corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence North along the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$  a distance of 450.0 feet to a point; thence West a distance of 780.0 feet to a point; thence S. 41°00' E. a distance of 235.0 feet, more or less, to a point on the Northerly right of way line of Mitchell Road; thence continuing Southeasterly along the Northeasterly line of Mitchell Road to its intersection with the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence East along said South line to the point of beginning.

PARCEL 3: A tract of land situated in Section 24, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the Southeast corner of the SW $\frac{1}{4}$  of Section 24; thence S. 89°50'59" W., on the South line of said SW $\frac{1}{4}$ , 667.27 feet; thence N. 32°43'15" W. 553.75 feet; thence N. 39°20'31" W., 673.59 feet; thence N. 40°51'11" W., 509.84 feet; thence N. 38°27'05" W., 611.58 feet; thence N. 50°32'06" E., 745.27 feet; thence N. 49°57'56" E., 945.70 feet; thence S. 35°15'13" E., 278.40 feet; thence N. 60°16'08" E. 1263.30 feet; thence East, 2195.50 feet to a point on the East line of the NE $\frac{1}{4}$  of said Section 24; thence S. 00°28'06" W. on said East line 705.98 feet to the Southeast corner of said NE $\frac{1}{4}$ ; thence S. 00°05'59" E. on the East line of the SE $\frac{1}{4}$  of said Section 24, 2631.63 feet to the Southeast corner of said SE $\frac{1}{4}$ ; thence N. 89°51'15" W. on the South line of said SE $\frac{1}{4}$ , 2644.02 feet to the point of beginning, containing 293.70 acres.

PETER ALAN & MALINDA B. NEVIN  
AUGUST 24, 1987

EXHIBIT "A"

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PARCEL 4:

Township 38 South, Range 11½ East of the Willamette Meridian

Section 30: That portion of Lot 3 and the NE¼SW¼ lying Northerly and Easterly of Mitchell Road, SAVING AND EXCEPTING the following parcel:  
Beginning at the Southeast corner of said NE¼SW¼; thence North along the East line of said NE¼SW¼ a distance of 450.0 feet to a point; thence West a distance of 780.0 feet to a point; thence S. 41°00' E. a distance of 235.0 feet, more or less, to a point on the Northerly right of way line of Mitchell Road; thence continuing Southeasterly along the Northeasterly line of Mitchell Road to its intersection with the South line of said NE¼SW¼; thence East along said South line to the point of beginning.

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Klamath County Title Company

on this 31st day of August A.D., 19 87  
at 1:29 o'clock P M. and duly recorded  
in Vol. M87 of Mtges. Page 15733.

Evelyn Biehn, County Clerk

By *Peter Alan Nevin*

Deputy.

Fee, \$13.00

Notary Public for Oregon.

My commission expires: 4/24/87

Fee: \$5.00