

81459

THIS MORTGAGE, Made this

10th

day of

November

19 87, by

ANTHONY B. BAIR  
Mortgagor, to  
PATRICIA MAE DINGLER

Mortgagee,

WITNESSETH That said mortgagor, in consideration of SEVENTY ONE THOUSAND FIVE  
HUNDRED AND NO/100s

Dollars,

to him paid by said mortgagee, does hereby grant, bargain, sell and convey unto said mortgagee, his heirs, ex-  
ecutors, administrators and assigns, that certain real property situated in Klamath County,  
State of Oregon, bounded and described as follows, to-wit:

(LOWE, 27 1977)

Beginning at a point on the Section line between Sections  
35 and 36, Township 39 South, Range 9 E.W.M., 12 feet South of the  
Northwest corner of the Southwest quarter of said Section 36;  
thence in an Easterly direction and parallel to the North line  
of said SW $\frac{1}{4}$  of Section 36 to the Easterly line thereof; thence  
North to the Northeast corner of the said SW $\frac{1}{4}$ ; thence Easterly  
to the right of way limits of the U.S.R.S. South Branch Canal  
as located on the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section 36; thence South 17°  
West 768 feet along said right of way; thence West 2887 feet to  
the line between Sections 35 and 36; thence North 722 feet to the  
place of beginning, containing 50 acres, more or less.

EXCEPTING a strip of land 40 feet wide parallel to and 30  
feet East of said West line heretofore deeded to the United  
States for ditch purposes.

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:

\$71,500.00 Klamath Falls, Oregon November 10, 19 87  
I (or if more than one maker) we, jointly and severally, promise to pay to the order of  
PATRICIA MAE DINGLER  
at Klamath Falls, Oregon or as directed  
SEVENTY ONE THOUSAND FIVE HUNDRED AND NO/100s—  
with interest thereon at the rate of 6 percent per annum from November 10, 1987 until paid, payable in  
annual installments of not less than \$2,714.56 in any one payment; interest shall be paid annually  
and the minimum payments above required; the first payment to be made on the 1st day of November  
19 88, and a like payment on the 1st day of each November 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 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 thereon,  
is tried, heard or decided.  
\* Strike words not applicable.  
This note is secured by a  
Mortgage of even date

FORM No. 517—INSTALLMENT NOTE

51 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 be-  
comes due to-wit: November 1, 19 97.  
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 pay-  
able, 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 mort-  
gagee and then to the mortgagor as their respective interests may appear; all policies of insurance shall be delivered to the mort-  
gagee 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 satis-  
factory 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.

50124

The mortgagee 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, (even if mortgagor is a natural person) are 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.

*Anthony B. Bair*

**\*IMPORTANT NOTICE:** Delete, by lining out, whichever warranty (a) or (b) is not applicable, if warranty (a) is applicable and if the mortgagee is a creditor, 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. 1306 or equivalent. If this instrument is intended to secure the debt of a

TO HAVE AND TO HOLD the said business with the abovesigned, heirs, assigns, executors, administrators, and all persons claiming by, through, or under the said business, unto the said mortgagee, its heirs, assigns, executors, administrators, and all persons claiming by, through, or under the said mortgagee.

STATE OF OREGON, County of Klamath

Personally appeared the above named

*Anthony B. Bair*

November 10, 1987

and acknowledged the foregoing instrument to be his, her, or their voluntary act and deed.

Before me:

*[Signature]*  
Notary Public for Oregon  
My commission expires: 6-21-88

# MORTGAGE

(FORM No. 105A)

PUBLISHED BY STEVEN'S LAW PUBLISHING CO., PORTLAND, OREGON  
THIS MORTGAGE IS TO BE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF Klamath, OREGON, AND THE RECORDING FEE IS \$10.00.  
RECORDED BY 81728  
DATE OF RECORDING NOV 10 1987  
EXEMPTION FROM DISCLOSURE  
DATE AFTER RECORDING RETURN TO

*KETE collection*  
81728

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 10th day of November, 1987, at 2:14 o'clock P.M., and recorded in book/reel/volume No. M87 on page 20453 or as document/fee/tile/instrument/microfilm No. 81459, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By [Signature] Deputy

Fee: \$10.00

80123