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For value received by the Mortgegor from the Southern the	he Mortgegee, the Mor	rtgagor has bargained and sold and does	hereby grant, bargain, sell and convey unto the
Mortgages, all the following described property situate	ate in	Klamath	County, Oregon, to wit:
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n 1997 (na selekar) seriak dibar di seriar na seriar kita di seriar kita. Matana kana kana sekaran kata bara kata baran seriar kita di seria seria kata separah seriar	an and the second and a	동생인데, 동작 (Vielessen)	 March 1997 (1997) And 1997 (1997)
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ters instrument is using record eccommodation only, and has		and a state is the state of the second state of the second state of the second state of the second state of the	at a post performant performant and the set of the set
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This courtury recording has been ro ASPEN TITLE & ESCROW, INC.	quested of	유민이는 동물을 잘 듣는 것 같아요.	contact of the constant property of the second contact
· Weikerstein (1993) aus gestehen halt sich im Heikersteinen	ેંગ જ બેલા લાગો સોપણ કેર	1. 操作的 机械 机械 机械 化化化化 化	n de la strate de la composition de la servicie de Carte de la servicie d
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together with the tenements, hereditaments and ap			vise appertaining, also all such apparatus equin-
ment and fixtures now or hereafter situate on said (premises, as are ever fu	mished by landlords in letting unfurnis	hed buildings similar to the one situated on the
real property hereinabove described, including, but	not exclusively, all fix	stures and personal property used or i	ntended for use for plumbing, lighting, heating
cooking; cooling, ventilating or irrigating, lindleum a also the rents, issues and profits arising from or in co	nnection with the said	gs attached to floors, and shelving, course and personal property or any part	nters, and other store, office and trade fixtures;
يتجاهبهما محارث أيكريهم ومدأر المرجا فالمراجع محمدين مراد مرمينا محار المتراجع	والمراجد بالمرواطين فالمتع ممتعا مستح		
To Have and To Hold the same unto th	e Mortgagee, its succes	sors and assigns, forever.	
And the Mortgagor does hereby covenant to	o and with the Morta	agee, that he is lawfully seized in fee	simple of the said real property, that he is the
absolute owner of the said personal property, and t	that he will warrant an	d forever defend the same against the la	awiul claims and demands of all persons whom-
soever.	in a start b	승규는 영상에 가슴을 가지?	

This conveyance is intended as a mortgage to secure performance of the convenants and agreements herein contained, to be by the Mortgagor kep
and performed, and to secure the payment of a certain promissory note executed by all monies due or to become due under that
certain "continuing guaranty commercial loans" entered into by mortgagor and mortgagee, dated dated September 11, 1987 in behalf of the should be should be should be should be should be should be an work of a son, Inc. loan in an
amount not to exceed \$572,500.00
which, if not sooner paid, shall be due and payable on April 1

The Mortgagor does hereby covenant and agree to and with the

Mortgagee, its successors and assigns:

that we and I to the down and you reason that all and and

including any renewals of the "Continuing Guaranty Commercial Loans".

1. That he will pay, when due, the indebtedness hereby secured, with interest, as prescribed by said note, and all taxes, liens and utility charges upon said premises or for services furnished thereto.

2. That he will not commit or permit strip or waste of the said premises or any part thereof; that he will keep the real and personal property hereinabove described in good order and repair and in tenantable condition; that he will promptly comply with any and all municipal and governmental rules and regulations with reference thereto; that if any of the said property be damaged or destroyed by any cause, he will immediately reconstruct or repair the same so that, when completed, it shall be worth not less than the value thereof at the time of such loss or damage; provided, that if such loss or damage shall be caused by a hazerd against which insurance is carried, the obligation of the Mortgagor to repair or reconstruct shall not arise unless the Mortgages shall consent to the application of insurance proceeds to the expense of such reconstruction or repair.

3. That he will, at his own cost and expense, keep the building or buildings now or hereafter upon said premises, together with all personal

property covered by the lien hereof, insured against loss by fire and against loss by such other hazerds as the Mortgagee may from time to time require, in one or more insurance companies satisfactory to or designated by the Mortgagee in an aggregate amount not less than the amount of the indebtedness hereby secured (unless the full insurable value of such building or buildings is less than the amount hereby secured, in which event the Mortgagor shell insure to the amount of the full insurable value); that all policies of insurance upon said premises, including policies in excess of the amount hereinabove mentioned and policies ageinst other hazards than those required, shall contain such provisions as the Mortgagee shall require and shall provide, in such form as the Mortgagee may prescribe, that loss shall be payable to the Mortgagee; that all such policies and receipts showing full payment of premiums therefor shall be delivered to and retained by the Mortgagee during the existence of this mortgage; that at least 5 days prior to the expiration of any policy or policies he will deliver to the Mortgagee satisfactory renewals thereof together with premium receipts in full; that if any policy or policies shall impose any condition upon the liability of the insurer or shall contain any "everage clause" or other provision by which the insurer may be liable for less than the full amount of the loss sustained, he will, as often as the Mortgagee may require, provide the Mortgagee with all such evidence as it may request concerning the performance of such condition or the existence of any facts or the value of the property insured and, if it shall appear to the Mortgagee

the the modence is prejudiced by the acts or omissions of the Mortgage or that the coverage is inacequate, the Mortgage to the Mortgage	20718
things and doram such further insurance as the Mortgagee may require that the Mortgagee may, at its option, require the proceeds of any in surance policies upon the said premises to be applied to the payment of struction of the property damaged or destroyed. A. That he will execute or procure such further assurance of his title to the said property as may be requested by the Mortgagee. 5. That in case the Mortgagor shall fail, neglect or refuse to do or perform any of the acts or things herein required to be done or performed, the Mortgagee may, at its option, but without any obligation on its part to so do, and without waiver of such default, procure any insurance, pay any things required, and any expenses so incurred and any sums so paid shall be secured hereby; be interpret to the any sums so paid shall be secured hereby; be interpret to the note and shall be	d close this mortgage, the Mortgagor will pay such sum as the trial cou- and any appellate court may adjudge reasonable as attorney's fees i paid or incurred for extensions of abstracts or title searches or examinatio there in connection therewith, whether or not final judgment or decre suit, the court may upon application of the plaintiff and without regard to debtedness hareby secured and without notice to theMortgagor or any one property and collect and receive any or all of the 'rens, issues and profits during the pendency of such suit; that any amount so received shall be which had theredofore arisen or accrued or which may arise or accrue applied toward the payment of the debt secures hereby; that is during the pendency of such suit; that any amount so received shall be therefrom the charges and expenses of such receivership; but until a greements herein of the progenty or in one cr more of his covenants or mortgaged property and retain all rents estually more of his covenants or mortgaged property and retain all rents estually may but until a breach or default by the Mortgagor in one cr more of his covenants or mortgaged property and retain all rents estually may but until a breach or default by the Mortgagor in one cr more of his covenants or mortgaged property and retain all rents estually may but until a breach or default by the Mortgagor in one cr more of his covenants or mortgaged property and retain all rents estually may but until and breach or default by the Mortgagor in one cr more of his covenants or mortgaged property and retain all rents estually may but until and breach or default by the Mortgagor in one cr more of his covenants or mortgaged property and retain all rents estually may but until and breach or default by the Mortgagor in one cr more of his covenants or mortgaged property and retain all rents estually may but until and breach or default by the Mortgagor in one cr more of his covenants or mortgaged property and retain all rents estually may but the such by the Mortgaged property
In a q.6. That he will, not, without the prior written consent of Mortgagee, transfer his interest in said premises or any part thereof, whether or not the transferee assumes or agrees to pay the indebtedness hereby secured. Upon any application for Mortgagee's consent to such a transfer, Mortgagee may require from the transferee such information as would normally upon any application for Mortgagee's consent to such a transfer, Mortgagee may require from the transferee such information as would normally unreasonably withhold its consent. As a condition of its consent to any transfer, Mortgagee may, in its discretion, impose a service charge not exceeding one percent of the then outstanding principal balance of the note and may increase the interest rate on the indebtedness hereby secured. 7. In the event any payment or portion thereof due on the note is not paid within fifteen days from the date the payment is due. Mortgager agrees to pay to Mortgagee a "late charge" of four cents (4¢) for each or interest of the indebtedness hereby secured (ii) in the performance of any of the covenants of any other mortgage (iii) or in payment or performance of any covenants of any other mortgage or trust deed on the property described herein, the Mortgagee may, at its option, without and foreclose this mortgage.	10. The word "Mortgagor", and the language of this instrument shall, where there is more than one mortgagor, be construed as plural and be binding jointly and severally upon all mortgagors and the word "Mortgage" shall apply to any holder of this mortgage. Masculine pronouns include feminine and neuter. All of the covenants of the Mortgagor shall be binding upon his heirs, executors, administrators, successors and assigns and inure to the benefit of the successors and assigns of the Mortgage. In the event of any transfer of the property herein described or any part thereof or any interest therein, whether voluntary or involuntary or by operation of law, the Mortgagee may, without notice to the Mortgagor or any one else, once or often, extend the time of payment or grant renewals of indebtedness hereby secured for any tern eleases modify the terms hereof without thereby affecting the personal primary liability affather. Mortgagor for the payment of, the indebtedness hereby secured, No, condition of, this mortgage, shall be deemed waived inserts the same be expressly wived in writing by the terms hereof or by any law now in existence or hereafter enacted, such notice, demand or request hell be sufficient. If personally served on one or more of the described or if enclosed in a bostpaid envelope addressed to one or more of the described or if enclosed in a bostpaid envelope addressed to one or more of the described or if enclosed in a bostpaid envelope addressed to one or more of the described or if enclosed in a bostpaid envelope addressed to one or more of the described or if enclosed in a bostpaid envelope addressed to one or more of the described or if enclosed in a bostpaid envelope addressed to one or more of the described or if enclosed in a bostpaid envelope addressed to one or more of the described or if enclosed in a bostpaid envelope addressed to one or more of the described or if enclosed in a bostpaid envelope addressed to one or more of the described or if enclosed in a bostpaid envelope address a
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STATE OF OREGON County of <u>Klamath</u> The foregoing interview	STATE OF ORECON
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The day egoing instrument was acknowledged before me this by <u>George: Chin</u> b) <u>Season of the corporation</u> <u>on behalf of the corporation</u> <u>corporation</u>, <u>(SEAT)</u> <u>Noted</u>, Fublic for Oregon <u>Noted</u>, Fublic for Oregon <u>(SEAT)</u> <u>(S</u> George Chin by , 19 87 - day of ____a(n) corporation, $\left\{ (z_{1}, (\overline{z}_{1})^{*}) \in (\overline{z}_{1}, (\overline{z}_{2})^{*}) \in (\overline{z}_{1}, (\overline{z}_{2})^{*}) \in (\overline{z}_{1}, (\overline{z}_{2})^{*}) \right\}$ o shade and characteria esculu gaboly: STATE OF OREGON, County of Klamath ss. Ametical Arrows ्रियेः इत्युत्तः श्रीहेत्युः सन् AFTER RECORDATION RETURN TO: FIRST INTERSTATE BANK OF OREGON NA. P.O. Box 428 12 (J. 16) n part Forder Should be en en en angelen. Telefor i stang ge A number of the second 1.75 20 tanga sa naga Mangangan angar Mangangan angar Filed for record at request of: 294 - <u>5</u>.2 1.1 ्रिके (देखेल) अन्दर्भत हा St. 97633 i ane BANK Aspen Title Company CHIN e Goog on this <u>16th</u> day of <u>Nov.</u> A.D., 19 87 e skiraj FIRST INTERSTATE BI at 11:35 o'clock A M. and duly recorded in Vol. M87 of Mtges. Page 20717 e to Sal Front 8 5 5 OR. GEORGER Evelyn Biehn, County Clerk i. Sugar the value of a graduation of a lighter the manage of the sector is the manage to of the the manage of the the manage illine of Merrill, 1 mad . te: 905 Hou Fee, Veral \$10.00 bos e >-206 Deputy.

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