

OK THIS MORTGAGE Made this 24th day of MAY
by ERNEST E WALKER AND SADIE L WALKER, AS TENANTS BY THE ENTIRETY, 19 88
to SOUTH VALLEY STATE BANK hereinafter called Mortgagor,

WITNESSETH, That said mortgagor, in consideration of EIGHT THOUSAND TWO HUNDRED 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 property situated in KLAMATH County, State of Oregon, bounded and described as follows, to-wit:

SEE ATTACHED EXHIBIT A

(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:
LETTER OF CREDIT DATED MAY 24, 1988 IN THE NAME OF L & W LOGGING IN THE AMOUNT OF \$8200.00 MATURING MAY 24, 1989.

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: MAY 24, 19 89

The mortgagor warrants that the proceeds of the loan represented by the above described note and this mortgage are:
(a) for an organization or (even if mortgagor is a natural person) are for business or commercial purposes.
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 \$.....

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 payees 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 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 any sums so paid by the mortgagor.

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, 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, 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 disclosures; for this purpose use S-N Form No. 1319, or equivalent.

STATE OF OREGON,

County of KLAMATH } SS:

Ernest E Walker
SADIE L WALKER

This instrument was acknowledged before me on MAY 24, 19 88,

by ERNEST E WALKER AND SADIE L WALKER

Notary Public for Oregon

My commission expires 12-13-91

MORTGAGE

ERNEST E WALKER

SADIE L WALKER

TO

SOUTH VALLEY STATE BANK

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

AFTER RECORDING RETURN TO

SOUTH VALLEY STATE BANK
5215 S 6TH ST
KLAMATH FALLS OR 97603

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 fee/file/instrument/microfilm/reception No. Record of Mortgage of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

8242

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property in Klamath County, Oregon:

The following described parcel of real property situate in Klamath County, Oregon, being portions of Tracts 1, 3 and 4, DE WITT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Tract 1 of DeWitt Home Tracts, said point also being on the Westerly right of way of Orindale Road; thence South 89 degrees 49' 00" West a distance of 163.40 feet to the Northeast corner of Tract 3 of said subdivision; thence along the East line of Tract 3 South 00 degrees 04' 00" West a distance of 86.25 feet to a 1/2" iron pin; thence South 89 degrees 49' 00" West a distance of 263.02 feet to a point; thence North 00 degrees 04' 00" East a distance of 246.18 feet to a 5/8 inch iron pin; thence North 89 degrees 49' 00" East a distance of 426.42 feet to the Easterly line of Tract 1; thence South 00 degrees 04' 00" West along said Easterly line to the point of beginning.

Tax Account No.: 3908 012DB 00300

J. W. E. A.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley State Bank the 26th day
of May A.D., 19 88 at 11:37 o'clock A M., and duly recorded in Vol. M88,
of Mortgages on Page 8241.

FEE \$10.00

Evelyn Biehn
By Bernetha H. Ketch County Clerk