

MTL-1979.4

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90104

STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97204

Vol. 788 Page 12714

THIS INDENTURE WITNESSETH: That Darlene M. Zarosinski

of the County of Klamath, State of Oregon, for and in consideration of the sum of
 THIRTY THOUSAND AND NO/100 Dollars (\$30,000.00), to
 in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these
 presents do grant, bargain, sell and convey unto Donald R. Crane, Conservator of the Estate of
 Marcine Ochoa

of Oregon, the following described premises situated in Klamath County, State
 Oregon, to-wit: see attached Exhibit A

Together with the tenements, hereditaments and appertinances thereto belonging, or in anywise appertaining. To have
 and to hold the same with the appurtenances, unto the said Donald R. Crane, Conservator of the Estate
 of Marcine Ochoa

THIS CONVEYANCE is intended as a Mortgage to secure the payment of the sum of _____ Dollars
 THIRTY THOUSAND and no/100 (\$30,000.00) in accordance with the terms of _____ certain promissory note of which the
 following is a substantial copy: attached as Exhibit B

\$30,000.00 Klamath Falls, Oregon July 31, 1988
 I (or if more than one maker) we, jointly and severally, promise to pay to the order of Donald R. Crane,
 Conservator for Marcine Ochoa,

THIRTY THOUSAND AND NO/100 (\$30,000.00) at Klamath Falls, Oregon DOLLARS,
 with interest thereon at the rate of 9.5 percent per annum from the date hereof until paid, payable in
 eighty-four installments of not less than \$490.32 in any one payment; interest shall be paid monthly
 and 1988, and a like payment on the tenth day of each 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.

/s/ Edward R. Zarosinski

/s/ Darlene M. Zarosinski

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: July 30, 1995

988 AUG 5 PM 3 00

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 an organization or (even if the mortgagor is a natural person) are for business or commercial purposes.~~

Now, if the sum of money due upon said instrument shall be paid according to the agreement therein expressed, this conveyance shall be void; but in case default shall be made in payment of the principal or interest or any part thereof as above provided, then the said Donald R. Crane, Conservator of the Estate of Marcine Ochoa

and legal representatives, or assigns may foreclose the Mortgage and sell the premises above described with all and every of the appurtenances or any part thereof, in the manner prescribed by law, and out of the money arising from such sale, retain the said principal, interest and attorney's fees as provided in said note, together with the costs and charges of making such sale and the surplus, if there be any, pay over to the said Darlene M. Zarosinski heirs or assigns.

Dated July 8, 1988

Darlene M. Zarosinski

*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 use Stevens-Ness Form No. 1315, or equivalent.

STATE OF OREGON,

County of Klamath

ss:

This instrument was acknowledged before me on July 8, 1988, by Darlene M.

Zarosinski

(SEAL)

Linda Lannon

Notary Public for Oregon

My commission expires 6-9-89

MORTGAGE

(FORM No. 7)

STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97204

DARLENE M. ZAROSINSKI

1125 Lakeshore
Klamath Falls, OR 97601

DONALD R. CRANE, Conservator

of Estate of Marcine Ochoa
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO

M. J. C.

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON

County of ss.

I certify that the within instrument was received for record on, 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

12716

Order No.: 19794

EXHIBIT "A"
LEGAL DESCRIPTION

The E1/2 NE1/4 and the SW1/4 NE1/4 of Section 30, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and a parcel of land situated in Section 29, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of the NW1/4 of said Section 29, which marks the point of beginning of this description; thence South 88 degrees 48' 32" East, along the said South quarter section line 59.33 feet to the center line of an existing dirt road; thence along said road centerline the following courses and distances: North 05 degrees 24' 21" East, 189.77 feet; North 09 degrees 21' 48" East, 384.60 feet; North 14 degrees 12' 26" East, 290.32 feet; North 05 degrees 50' 38" East, 424.72 feet; North 03 degrees 23' 09" West, 233.28 feet to the center line of said Simpson Canyon Road; thence along the centerline of Simpson Canyon Road, North 40 degrees 48' 13" West 515.26 feet; thence South 02 degrees 54' 28" West along the West line of the NW1/4 of said Section 29, 1896.45 feet to the point of beginning.

EXCEPTING from the above described property, the following:

A parcel of land situated in Sections 29 and 30, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northeast corner of Section 30, which marks the beginning of this description; thence South 02 degrees 54' 28" East, a distance of 729.58 feet to the centerline of an existing dirt road known as Simpson Canyon Road; thence along the centerline of said road, South 40 degrees 48' 13" East a distance of 250.00 feet in said Section 29; thence South 49 degrees 11' 47" West a distance of 194.71 feet to the intersection of the North-South line between Sections 29 and 30; thence South 02 degrees 54' 28" East a distance of 385.00 feet; thence North 88 degrees 48' 32" West to an intersection with the West line of the SE1/4 of the NE1/4 of said Section 30; thence in a Northerly direction to the Northwest corner of the NE1/4 of the NE1/4 of said Section 30; thence in an Easterly direction to the point of beginning.

Tax Account No.: 3709 02900 00600 (covers other property)
3709 03000 00100 (covers other property)
3709 03000 00400
3709 03000 00500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of Aug. 19 89 at 3:00 o'clock PM. and duly recorded in Vol. M88 day
of Mortgages on Page 12714
Evelyn Biehn
By Evelyn Biehn County Clerk

FEE \$18.00