

USDA-FmHA

Form FmHA 427-1 OR (Rev. 5-88)

Aspen 33540

REAL ESTATE MORTGAGE FOR OREGON
 (Rev. 5-88) **THIS MORTGAGE is made and entered into by** DANIEL E. LOWN and LINDA L. LOWN, husband and wife

wife to comply with all laws, ordinances, and regulations affecting the mortgage.

residing in Klamath **County, Oregon; whose post office**

address is P.O. Box 63, Kenon **, Oregon 97627**

herein called Borrower **and the United States of America, acting through the Farmers Home Administration, United**

States Department of Agriculture, whose mailing address is Suite 1, 2455 Patterson Street, Klamath Falls,

herein called Government **, Oregon 97603**

WHEREAS Borrower is indebted to the Government, as evidenced by one or more promissory note(s) or assumption

agreement(s), herein called "note" **which has been executed by Borrower, is payable to the order of the Government, au-**

thorized acceleration of the entire indebtedness at the option of the Government upon any default by Borrower, and is

described as follows: OL **Annual Rate** **Due Date of Final**

Date of Instrument **Principal Amount** **of Interest** **Installment**

WHEREAS, Borrower is indebted to the Government, as evidenced by a Shared

Appreciation Agreement, herein called "note", which has been executed by Borrower,

is payable to the order of the Government, and is described as follows: OL

Date of Instrument **Final Maturity Date**

(5) 10-01-24-89 **10-24-99**

(If the interest rate is less than % for farm ownership or operating loan(s) secured by this instrument, then the

rate may be changed as provided in the note.) OL

And the note evidences a loan to Borrower, and the Government, at any time, may assign the note and insure the

payment thereof pursuant to the Consolidated Farm and Rural Development Act, or Title V of the Housing Act of 1949, or

any other statutes administered by the Farmers Home Administration;

And it is the purpose and intent of this instrument that, among other things, at all times when the note is held by the

Government, or in the event the Government should assign this instrument without insurance of the note, this instrument

shall secure payment of the note; but when the note is held by an insured holder, this instrument shall not secure payment

of the note or attach to the debt evidenced thereby, but as to the note and such debt shall constitute an indemnity mortgage

to secure the Government against loss under its insurance contract by reason of any default by Borrower;

And this instrument also secures the recapture of any interest credit or subsidy which may be granted to the Borrower

by the Government pursuant to 42 U.S.C. § 1490a;

NOW THEREFORE, in consideration of the loan(s) and (a) at all times when the note is held by the Government, or

in the event the Government should assign this instrument without insurance of the payment of the note, to secure prompt

payment of the note and any renewals and extensions thereof and any agreements contained therein, (b) at all times when the

note is held by an insured holder, to secure performance of Borrower's agreement herein to indemnify and save harmless

the Government against loss under its insurance contract by reason of any default by Borrower, and (c) in any event and at

all times to secure the prompt payment of all advances and expenditures made by the Government, with interest, as herein-

after described, and the performance of every covenant and agreement of Borrower contained herein or in any supplementary

agreement, Borrower does hereby grant, bargain, sell, convey, mortgage, and assign with general warranty unto the Govern-

ment the following property situated in the State of Oregon, County(ies) of Klamath

SEE EXHIBIT A ATTACHED

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where the following property is satisfied in the state of origin: $\text{count}(\text{item}) \geq 1$

STUDIES

together with all rights (including the right to mining products, gravel, oil, gas, coal or other minerals), interests, easements, hereditaments and appurtenances thereunto belonging, the rents, issues, and profits thereof and revenues and income therefrom, all improvements and personal property now or later attached thereto or reasonably necessary to the use thereof, including, but not limited to, irrigation systems, including pumps, motors, electrical panels, pipe, sprinklers, and other accessories pertaining thereto; milking, milk handling, and milk storage systems, and other accessories pertaining thereto; manure handling systems; livestock feeding systems; ranges, refrigerators, clothes washers, clothes dryers, or carpeting purchased or financed in whole or in part with loan funds, whether or not attached to the real estate; all water, water rights, water certificates, water permits, water allotments, and water stock pertaining thereto, no matter how evidenced; and all payments at any time owing to Borrower by virtue of any sale, lease, transfer, conveyance, or condemnation of any part thereof or interest therein all of which are herein called "the property"; and to the note and each and every instrument in any way connected

BORROWER for Borrower's self, Borrower's heirs, executors, administrators, successors and assigns **WARRANTS THE TITLE** to the property to the Government against all lawful claims and demands whatsoever except any liens, encumbrances, easements, reservations, or conveyances specified hereinabove, and **COVENANTS AND AGREES** as follows:

(1) To pay promptly when due any indebtedness to the Government hereby secured and to indemnify and save harmless the Government against any loss under its insurance of payment of the note by reason of any default by Borrower. At all times when the note is held by an insured holder, Borrower shall continue to make payments on the note to the Government, as collection agent for the holder.

(2) To pay to the Government such fees and other charges as may now or hereafter be required by regulations of the Farmers Home Administration.

(3) If required by the Government, to make additional monthly payments of 1/12 of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises.

(4) Whether or not the note is insured by the Government, the Government may at any time pay any other amounts including advances for payment of prior and/or junior liens, required herein to be paid by Borrower and not paid by Borrower when due, as well as any costs and expenses for the preservation, protection, or enforcement of this lien, as advances for Borrower's account. All such advances shall bear interest at the rate borne by the note which has the highest interest rate.

134-5) All advances by the Government, including advances for payment of prior and/or junior liens, in addition to any advances required by the terms of the note, as described by this instrument, with interest shall be immediately due and payable by Borrower to the Government without demand at the place designated in the latest note and shall be secured hereby. No such advance by the Government shall relieve Borrower from breach of Borrower's covenant to pay. Any payment made by Borrower may be applied on the note or any indebtedness to the Government secured hereby, in any order the Government determines.

(6) To use the loan evidenced by the note solely for purposes authorized by the Government.

(7) To pay when due all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or assessed against the property, including all charges and assessments in connection with water, water rights, and water stock pertaining to, or reasonably necessary to, the use of the real property described above, and promptly deliver to the Government without demand receipts evidencing such payments.

(8) To keep the property insured as required by and under insurance policies approved by the Government and, at its request, to deliver such policies to the Government.

(9) To maintain improvements in good repair and make repairs required by the Government; operate the property in a good and husbandmanlike manner; comply with such farm conservation practices and farm and home management plans as the Government from time to time may prescribe; and not to abandon the property, or cause or permit waste, lessening or impairment of the security covered hereby, or without the written consent of the Government, cut, remove, or lease any timber, gravel, oil, gas, coal, or other minerals except as may be necessary for ordinary domestic purposes.

(10) To comply with all laws, ordinances, and regulations affecting the property.

(11). To pay or reimburse the Government for expenses reasonably necessary or incidental to the protection of the lien and priority hereof and to the enforcement of or the compliance with the provisions hereof and of the note and any supplementary agreement (whether before or after default), including but not limited to costs of evidence of title to and survey of the property, costs of recording this and other instruments, attorneys' fees, trustees' fees, court costs, and expenses of advertising, selling, or conveying the property.

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(12) Except as otherwise provided in the Farmers Home Administration regulations, neither the property nor any portion thereof or interest therein shall be leased, assigned, sold, transferred, or encumbered, voluntarily or otherwise, without the written consent of the Government. The Government shall have the sole and exclusive rights as mortgagee hereunder, including but not limited to the power to grant consents, partial releases, subordinations, and satisfaction, and no insured holder shall have any right, title or interest in or to the lien or any benefits hereof.

(13) At all reasonable times the Government and its agents may inspect the property to ascertain whether the covenants and agreements contained herein or in any supplementary agreement are being performed.

(14) The Government may (a) extend or defer the maturity of, and renew and reschedule the payments on, the debt evidenced by the note or any indebtedness to the Government secured by this instrument, (b) release any party who is liable under the note or for the debt from liability to the Government, (c) release portions of the property and subordinate its lien, and (d) waive any other of its rights under this instrument. Any and all this can and will be done without affecting the lien or the priority of this instrument or Borrower's or any other party's liability to the Government for payment of the note or debt secured by this instrument unless the Government says otherwise in writing. HOWEVER, any forbearance by the Government, whether once or often in exercising any right or remedy under this instrument, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

(15) If at any time it shall appear to the Government that Borrower may be able to obtain a loan from a production credit association, a Federal land bank, or other responsible cooperative or private credit source, at reasonable rates and terms for loans for similar purposes and periods of time, Borrower will, upon the Government's request, apply for and accept such loan in sufficient amount to pay the note and any indebtedness secured hereby and to pay for any stock necessary to be purchased in a cooperative lending agency in connection with such loan.

(16) Default hereunder shall constitute default under any other real estate or crop or chattel security instrument held or insured by the Government and executed or assumed by Borrower, and default under any such other security instrument shall constitute default hereunder.

(17) SHOULD DEFAULT occur in the performance or discharge of any obligation in this instrument or secured by this instrument, or should any one of the parties named as Borrower die or be declared an incompetent, a bankrupt, or an insolvent, or make an assignment for the benefit of creditors, the Government, at its option, with or without notice, may: (a) declare the entire amount unpaid under the note and any indebtedness to the Government hereby secured immediately due and payable, (b) for the account of Borrower incur and pay reasonable expenses for repair or maintenance of and take possession of, operate or rent the property, (c) upon application by it and production of this instrument without other evidence and without notice of hearing of said application, have a receiver appointed for the property, with the usual powers of receivers in like cases, (d) foreclose this instrument as provided herein or by law, and (e) enforce any and all other rights and remedies provided herein or by present or future law.

(18) The proceeds of foreclosure sale shall be applied in the following order to the payment of: (a) costs and expenses incident to enforcing or complying with the provisions hereof, (b) any prior liens required by law or a competent court to be so paid, (c) the debt evidenced by the note and all indebtedness to the Government secured hereby, (d) inferior liens of record required by law or a competent court to be so paid, (e) at the Government's option, any other indebtedness of Borrower owing to or insured by the Government, and (f) any balance to Borrower. At foreclosure or other sale of all or any part of the property, the Government and its agents may bid and purchase as a stranger and may pay the Government's share of the purchase price by crediting such amount on any debts of Borrower owing to or insured by the Government, in the order prescribed above.

(19) Borrower agrees that the Government will not be bound by any present or future laws, (a) providing for valuation, appraisal, homestead of exemption of the property, (b) prohibiting maintenance of an action for a deficiency judgment or limiting the amount thereof or the time within which such action may be brought, (c) prescribing any other statute of limitations, (d) allowing any right of redemption or possession following any foreclosure sale, or (e) limiting the conditions which the Government may by regulation impose, including the interest rate it may charge, as a condition of approving a transfer of the property to a new Borrower. Borrower expressly waives the benefit of any such State law. Borrower hereby relinquishes, waives, and conveys all rights, inchoate or consummate, of descent, dower, and curtesy.

(20) If any part of the loan for which this instrument is given shall be used to finance the purchase, construction or repair of property to be used as an owner-occupied dwelling (herein called "the dwelling") and if Borrower intends to sell or rent the dwelling and has obtained the Government's consent to do so (a) neither Borrower nor anyone authorized to act for Borrower will, after receipt of a bona fide offer, refuse to negotiate for the sale or rental of the dwelling or will otherwise make unavailable or deny the dwelling to anyone because of race, color, religion, sex, or national origin and (b) Borrower recognizes as illegal and hereby disclaims, and will not comply with or attempt to enforce any restrictive covenants on the dwelling relating to race, color, religion, sex, or national origin.

(21) Borrower further agrees that the loan(s) secured by this instrument will be in default should any loan proceeds be used for a purpose that will contribute to excessive erosion of highly erodible land or to the conversion of wetlands to produce an agricultural commodity, as further explained in 7 CFR Part 1940, Subpart G, Exhibit M.

(22) This instrument shall be subject to the present regulations of the Farmers Home Administration, and to its future regulations not inconsistent with the express provisions hereof.

(23) Notices given hereunder shall be sent by certified mail, unless otherwise required by law, addressed, unless and until some other address is designated in a notice so given, in the case of the Government to Farmers Home Administration, United States Department of Agriculture, at the mailing address mentioned above, and in the case of Borrower at the address shown in the Farmers Home Administration Finance Office records (which normally will be the same as the post office address shown above).

(24) If any provision of this instrument or application hereof to any person or circumstances is held invalid, such invalidity will not affect other provisions or applications of the instrument which can be given effect without the invalid provision or application, and to that end the provisions hereof are declared to be severable.

EXECUTED this 31st day of May, 1989.

(34) Partnership or Corporation
 (35) Individual(s)

(Name of Borrower)

By: Daniel E. Low

By: Linda L. Low

Attest: Linda L. Low

(Corporate Seal)

ACKNOWLEDGMENT FOR INDIVIDUALS
 STATE OF OREGON
 COUNTY OF CLATSOP

The foregoing instrument was acknowledged before me this 31st day of May, 1989, by Daniel E. Low and Linda L. Low

(Names of persons acknowledging)
 (Notary Seal)
 Notary Public of and for the State of Oregon

My Commission expires 3/16/93

ACKNOWLEDGMENT FOR A PARTNERSHIP
 STATE OF OREGON
 COUNTY OF CLATSOP

The foregoing instrument was acknowledged before me this 31st day of May, 1989, by Daniel E. Low and Linda L. Low on behalf of a partnership

(Names of acknowledging partners)
 (Name of partnership)
 (Notary Seal)
 Notary Public of and for the State of Oregon

My Commission expires 3/16/93

ACKNOWLEDGMENT OF A CORPORATION
 STATE OF OREGON
 COUNTY OF CLATSOP

The foregoing instrument was acknowledged before me this 31st day of May, 1989, by Daniel E. Low and Linda L. Low as (Title of Corporate Officer) of (Name of Corporation)

(Name of Corporation)
 (State of Incorporation)
 (Notary Seal)
 Notary Public of and for the State of Oregon

My Commission expires 3/16/93

(13) My Commission expires 3/16/93

A parcel of land lying in Section 29 and 32, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being a portion of that real property described on page 659, Volume 259, said parcel more particularly described as follows:

Starting at a steel stake set in a mound of stone, which stake marks the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 29; thence North 89° 19.9' West 368 feet along a well established fence line to a fence corner; thence South 6° 21' East 2571.58 feet along a well established fence line to a steel stake; thence North 74° 20.9' East 665.09 feet to a steel stake; thence North 74° 20.9' East 30.61 feet to a steel stake; thence North 74° 20.9' East 703.07 feet to a steel stake; thence North 0° 53' East 759.84 feet along a well established fence line to a fence corner; thence North 49° 07' West 23.82 feet to a fence corner; thence North 0° 53' East 907 feet along a well established fence line to a fence corner; thence South 79° 07' East 18.53 feet to a fence corner; thence North 0° 53' East 471.75 feet along a well established fence line to a fence corner; thence North 89° 19.9' West 1326.07 feet along a well established fence line to the place of beginning.

TOGETHER WITH a non-exclusive right of ingress and egress across a 60 foot strip of land adjoining the above described parcel, said strip more particularly described as follows:

Starting at the steel stake which lies on the Southerly line of the above described parcel of land and which steel stake lies North 74° 20.9' East 665.09 feet from the Southwest corner of the above described parcel of land; thence South 4° 11.3' East 863.71 feet more or less to a steel stake which lies on the Northerly right of way line of Oregon Highway 66 as constructed; thence North 72° 56.4' East 30.77 feet along said right of way line to a steel stake; thence North 72° 56.4' East 30.77 feet along said right of way line to a steel stake; thence North 4° 11.3' West 862.06 feet more or less to a steel stake which lies on the South line of the above described parcel; thence South 74° 20.9' West 30.61 feet along said South line to a steel stake; thence South 74° 20.9' West 30.61 feet along said South line to the place of beginning.

PARCEL 2

The NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Complete sprinkler irrigation system, including but not limited to, the following items:

- 1 Western Wheelline, 1720'
- 1 Western Wheelline, 960' *DP 12*
- 1 Western Wheelline, 560'
- 1 Thunderbird Wheelline, 1/4 mile, 2-movers
- 33 6" x 40' aluminum mainline pipe
- 80 3" x 40' handline pipe with risers and heads
- 88 4" x 40' aluminum mainline pipe, with risers and heads
- 50 aluminum pipe, 6" and 8" x 40'
- 1 electric pump, 30 horsepower, F. B. Morris
- 1 electric pump, 20 horsepower, F. B. Morris
- 1 electric pump, 20 horsepower, Johnson
- 1 pump, 3 horsepower, Briggs and Stratton

1 Big Gun Nelson *DP 12*

Daniel E. Low
DANIEL E. LOW

Linda L. Low
LINDA L. LOW

FORM APPROVED
OMB NO. 0575-0133FmHA Instruction 1951-S
Exhibit D to Subpart S

SHARED APPRECIATION AGREEMENT

This Agreement is entered into between Agriculture, (herein called "FmHA"), and Daniel E. Lown and Linda L. Lown (called "Borrower") on 01/24/89 and expires on 01/24/99 (maximum term of ten (10) years).

Borrower is indebted to FmHA for loan(s) as evidenced by the note(s) described below:

Date	Principal Amount	Interest Rate	Due Date
SEE EXHIBIT NO. 1, ATTACHED	00.000.000		

This Agreement is attached to the note(s) described above. As of the date of this Agreement, before write-down, the unpaid principal balance on these notes was \$249,137.34 and the unpaid interest balance was \$193,363.74. These note(s) were modified by the following note(s) which are attached to note(s) described above.

Date	Principal Amount	Interest Rate	Due Date
01-24-89	\$149,774.79	5.0%	01-24-2019

The note(s) described above are secured by the following real estate security instruments:

Grantor	Date of Security Instrument	Records of County State	Book or Reel	Page
SEE EXHIBIT NO. 2 ATTACHED				

As a condition to, and in consideration of, FmHA writing down the above amounts and restructuring the loan, Borrower agrees to pay FmHA an amount according to one of the following payment schedules:

- Seventy-five (75) percent of any positive appreciation in the market value of the property securing the loan as described in the above security instrument(s) between the date of this Agreement and either the expiration date of this Agreement or the date the Borrower pays the loan in full, ceases farming or transfers title of the security, if such event occurs four (4) years or less from the date of this Agreement.
- Fifty (50) percent of any positive appreciation in the market value of the property securing the loan above as described in the security instruments between the date of this Agreement and either the expiration date of this Agreement or the date Borrower pays the loan in full, ceases farming or transfers title of the security, if such event occurs after four (4) years but before the expiration date of this Agreement.

FORM NO. 0375-013
FARM APPROVED

FmHA Instruction 1951-3
Exhibit D to Subpart 33
Page 2

SHARED APPRECIATION AGREEMENT

The amount of recapture by FmHA will be based on the difference between the value of the security at the time of disposal or cessation by Borrower of farming and the value of the security at the time this Agreement is entered into. If the borrower violates the term of this agreement FmHA will liquidate after the borrower has been notified of the right to appeal.

Market value of the property securing loan(s) as evidenced by the note(s) described is \$107,000.00

Net recovery value of property securing loan(s) \$78,854.35

Amount of write-down \$291,055.00

Amount of Account Equity \$ N/A UNITED STATES OF AMERICA

By: Robert K. Haase
Title: County Supervisor
(Farmers Home Administration)
U.S. Department of Agriculture

(Borrower's signature)
DANIEL E. LOWN

Linda L. Lown
LINDA L. LOWN

County of _____ State of _____
Date of Security _____
Date of _____
Date of _____

EXHIBIT NO. 2 ATTACHED

As a condition to and in consideration of FmHA writing down the above amount and releasing the loan, Borrower agrees to pay FmHA an amount according to one of the following payment schedules:

1. If the property securing the loan as described in the above security instrument(s) between the date of this Agreement and other the expiration date of this Agreement or the date the borrower pays the loan in full, recapture of the security, if such event occurs, shall be based on the value of the security at the expiration date of this Agreement.

2. If the property securing the loan as described in the above security instrument(s) between the date of this Agreement and other the expiration date of this Agreement or the date the borrower pays the loan in full, recapture of the security, if such event occurs, shall be based on the value of the security at the expiration date of this Agreement.

This document is a form used by the Farmers Home Administration (FmHA) to record a Shared Appreciation Agreement. It is to be filled out by the borrower and the FmHA representative. The form contains information about the property, the loan, and the terms of the agreement. It is a legal document and should be kept in a safe place.

EXHIBIT NO. 1 TO SHARED APPRECIATION AGREEMENT - USA/LOWN
January 24, 1989

<u>DATE</u>	<u>PRINCIPAL AMOUNT</u>	<u>INTEREST RATE</u>	<u>DUE DATE</u>
07-15-77	\$27,000.00	5.0%	07-15-2017
01-24-78	\$22,350.00	8.0%	01-24-1985
05-15-78	\$ 6,500.00	8.0%	05-15-1985
01-25-79	\$118,200.00	8.5%	01-25-2019
02-04-80	\$65,231.10	10.5%	02-04-1987
02-11-81	\$39,400.00	13.0%	02-11-1988

EXHIBIT NO. 2 TO SHARED APPRECIATION AGREEMENT - USA/LOWN
January 24, 1989

<u>GRANTOR</u>	<u>DATE OF INSTRUMENT</u>	<u>RECORDS OF COUNTY</u>	<u>STATE</u>	<u>BOOK</u>	<u>PAGE</u>
DANIEL E. LOWN AND	07-15-77	Klamath	Oregon	77	12637
LINDA L. LOWN, husband	01-25-79	Klamath	Oregon	79	2194
and wife	03-04-80	Klamath	Oregon	80	4352
	02-11-81	Klamath	Oregon	81	2498

DANIEL E. LOWN

LINDA L. LOWN

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 20th day
of July A.D., 19 89 at 11:17 o'clock A.M., and duly recorded in Vol. M89,
of Mortgages on Page 13234

FEE \$38.00

Evelyn Biehn County Clerk

By Pauline Mullendorfer

Return: A.T.C.