| FORM No. 755A- | MORTGAGE. | ASPEN | 2146 | STEVENS-NESS LAW POB. CO. | 166 |
|--|---|---|--|--|---|
| or 14 | 833 | his 4TH | day of | MAY Paye | <u>, 19 90 </u> |
| THIS | S MORTGAGE, Made th WILLIAM P. GROOM | ER AND MARY E. | GROOMER. AS TENAN | TS BY THE ENTIRETY | 1 Mortgagor, |
| | SOUTH VALLEY | | | | |
| to | 300111 1/1222 | | ENDIN FIN | hereinafter callect | d Mortgagee, 00 |
| WIT | NESSETH, That said mo -(\$45,000.00) | ortgagor, in conside | Tollars, to him paid | by said mortgagee, does | hereby grant, |
| | | | | | |
| erty situate | II and convey unto said m ed in KLAMATH | County, State of | Oregon, bounded and | described as follows, lo-v | ¥10. |
| 1 | SEE ATTACHED EXHIBI | T "A" BY THIS R | EFERENCE MADE A P | ART HEREOF. | |
| and which in premises at | ther with all and singular the may hereafter thereto belong the time of the execution of the said or Hold the said pre- | tenemants, hereditamen or appertain, and the this mortgage or at an mises with the appurte | y time during the term of t nances unto the said mort | reunto beiologing of the all fi herefrom, and any and all fi his mortgage. gagee, his heirs, executors, ad | ise appertaining, xtures upon said dministrators and |
| assions forev | ver. | the normant of a cer | tain promissory note, descr | ibeu as ionono. | |
| PROMISSO PROMISSO THE NAME | DRY NOTE DATED MAY 4 DRY NOTE DATED MAY 4 ES OF WILLIAM P. GRO | , 1990 FOR \$20 , 1990 FOR \$25 DOMER AND MARY I | ,000.00 MATURING C ,000.00 MATURING N E. GROOMER. | NOVEMBER 1, 1990 BO | |
| ть. ОС | date of maturity of the debt see TOBER 15, 1993 WITH | ured by this mortgage is I RIGHTS TO FUT | the date on which the last URE ADVANCES AND | scheduled principal payment of RENEWALS. | |
| And neemises and | mortgagor warrants that the proceed which the work of the second | is of the loan represented of which we want we want of gagor is a natural person) with the mortgagee, his hei hereto | rs, executors, administrators and | XX urposes. I assigns, that he is lawlully seized | I in lee simple of said |
| - | arrant and forever defend the same I said note remains unpaid he will rigage or the note above described, ns or encumbrances that are or may ow on or which may be hereafter c ETH 1 AMOIIN | against all persons; that h | e will pay said note, principal | and interest according to the terr re which may be levied or assessed | ms thereof; that whi against said propert; |
| and will wa any part of or this mor | arrant and forever defend the same said note remains unpaid he will p tgage or the note above described, | pay all taxes, assessments a when due and payable and become liens on the pren | ha other charges of every hard d before the same may become hises or any part thereof super | delinquent; that he will promptl for to the lien of this mortgage; against loss or damage by lire, w | y pay and satisfy an that he will keep the ith extended coverage |
| and all lier buildings n | rigage or the note above descinction ins or encumbrances that are or main ow on or which may be hereafter or of s | rected on the premises insur T | ed in favor of the mortgagee | mpany or companies acceptable to t bear and will deliver all policies | the mortgagee, and wi of insurance on sai not commit or suff |
| in the sum o have all po premises to | blicies of insurance on said property of the mortgagee as soon as insured; | made payable to the more that he will keep the buils said mortgagor shall keep | ding and improvements on said and perform the covenants he | d premises in food repair and will rein contained and shall pay said an performance of all of said cover | note according to i hants and the payme |
| any waste terms, this cf said not | or said premises. How, therefore, a conveyance shall be void, but othe e; it being agreed that a failure to | rwise shall remain in full f perform any covenant here option to declare the whol | n, or it proceedings of any kin e amount unpaid on said note a | d be taken to foreelose on any lie nd on this mortgage at once due a it any time thereafter. And if the | nd payable, time bei mortgagor shall lail |
| any part the of the essen | hereol, the mortgagee shall have the nce with respect to such payment at axes or charges of any lien, encound | nd/or performance, and this rances or insurance premiur | a mortgage may be foreclosed a n as above provided for, the m wortgage, and shall bear interest | at the same rate as said note with | o, and any payment out waiver, however, out the mortgagee at a |
| made shall any right (| I be added to and become a part of | the deal the most | | | |
| time while | the mortgagor neglects to repay an | y sums so paid by the mor | age may be foreclosed for print igagee. | in such suit or action agrees to p | pay all reasonable co as the trial court m |
| time while In incurred b | the mortgagor neglects to repay an the event of any suit or action be by the prevailing party therein for casonable as the prevailing party's | of covenant. And this hort y sums so paid by the mor- ing instituted to loreclose t itle reports and title searc attorney's fees in such su | tage may be forectosed for print tgagee. his mortgage, the losing party h, all statutory costs and disb h, all statutory costs and disb h, all arbitude reasonable as the F N arbitude reasonable as the F | in such suit or action agrees to p ursements and such further sum is taken from any judgment or de revailing party's attorney's lees o | pay all reasonable co as the trial court m coree entered therein in such appeal, all s s, executors, adminis |
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EXHIBIT "A"

PARCEL 1:

A parcel of land situated in the SW 1/4 of Section 25, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northeast corner of said SW 1/4; thence South 00 degrees 31' 08" West, along the East line of said SW 1/4, 500.00 feet; thence leaving said East line, West 432.72 feet; thence North 501.40 feet to a point on the North line of said SW 1/4; thence South 89 degrees 48' 51" East along said North line 437.25 feet to the point of

PARCEL 2:

A portion of the E 1/2 SW 1/4 Section 25, Township 36 South, Range 11 East of the Willamette Meridian, lying Northeast of Sprague River Highway, in the County of Klamath, State of Oregon.

EXCEPTING a parcel of land situated in the SW 1/4 of Section 25, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northeast corner of said SW 1/4; thence South 00 degrees 31' 08" West, along the East line of said SW 1/4, 500.00 feet; thence leaving said East line, West 432.72 feet; thence North 501.40 feet to a point on the North line of said SW 1/4; thence South 89 degrees 48' 51" beginning.

CODE 8 MAP 3611-2500 TL 800 CODE 8 MAP 3611-2500 TL 900

WILLIAM P. GROOMER MARY E. GROOMER STATE OF OREGON, County of Klamath

Filed for record at request of:

They provide

Deputy.

Aspen Title Co. on this 14th day of May A.D., 19 90 at 4:08 o'clock P.M. and duly recorded in Vol. M90 of Mortgages Page 9166 Evelyn Biehn County Clerk By Aruline Mullendare

SS.

Fee, \$13.00