

SN **26969** Vol. m91 Page **4636**

THIS MORTGAGE, Made this 14 day of March, 1991,
 by Marvin D. & Michelle A. Rosser
 to William R. & Donna L. Zumbrun

hereinafter called Mortgagor,

hereinafter called Mortgagee,

WITNESSETH, That said mortgagor, in consideration of Forty thousand 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 prop-
 erty situated in Klamath County, State of Oregon, bounded and described as follows, to-wit:

Lots 19B and 20B, Lakeshore Gardens, in the County of Klamath, State of Oregon
 Code 190 Map 3808-25DB TL 1500 R425132
 Code 69 Map 3808-25DB TL 1400 R425114

(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:

Promissory note for \$40,000.00 dated February 13, 1991

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, household or agricultural purposes (see Important Notice below);
 (b) for an organization or person if mortgagor is a natural person, are for business or commercial purposes other than agricultural 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 \$ 80,000.00 in a company or companies acceptable to the mortgagee, and will

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, it 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 pay-
 ment of said note; it being agreed that a failure to perform any covenant herein, or if proceedings of any kind be taken to foreclose on any lien on said prem-
 ises 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 insur-
 ance 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
 covenant. And this mortgage may be foreclosed for principal, interest and all sums paid by the mortgagee at any time while the mortgagor neglects to repay
 any sums so paid by the mortgagee. In the event of any suit or action being instituted to foreclose this mortgage, the mortgagor agrees to pay all reasonable
 costs incurred by the mortgagee for title reports and title search, all statutory costs and disbursements and such further sum as the trial court may adjudge
 reasonable as plaintiff's attorney's fees in such suit or action, and if an appeal is taken from any judgment or decree entered therein mortgagor further
 promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal, all such sums to be secured by the
 lien of this mortgage and included in the decree of foreclosure. 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 to the payment of the amount due under this mortgage, first deducting all proper charges and expenses attending
 the execution of said trust.

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 re-
 quired disclosures; for this purpose, if this instrument is to be a FIRST
 lien to finance the purchase of a dwelling, use S-N Form No. 1305 or
 equivalent; if this instrument is NOT to be a first lien, use S-N Form
 No. 1306, or equivalent.

Marvin D. Rosser
Michelle A. Rosser

STATE OF OREGON, County of Klamath, ss: March 14, 1991

Personally appeared the above named MARVIN D. ROSSER AND Michelle A. Rosser

and acknowledged the foregoing instrument to be A voluntary act and deed.

Before me: Janice Wachter Notary Public for Oregon

My commission expires: 12-23-94



OFFICIAL SEAL
 JANICE WACHTER
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 003139

MY COMMISSION EXPIRES DEC. 23, 1994

MORTGAGE

TO

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

AFTER RECORDING RETURN TO

Marvin Rosser
 2104 Gettle St.
 Klamath Falls, OR 97603

Fee \$8.00

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instru-
 ment was received for record on the
 14th day of March, 1991,
 at 3:00 o'clock P.M., and recorded
 in book M91 on page 4636 or as
 filing fee number 26969,
 Record of Mortgages of said County.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk

County Clerk Title.

By Pauline Mullendy Deputy.