

ON 30258

Vol. 1071 Page 10658

THIS MORTGAGE, Made this 31st day of MAY, 1991,
by WILLIAM P. GROOMER AND MARY E. GROOMER, AS TENANTS BY THE ENTIRETY
to SOUTH VALLEY STATE BANK

hereinafter called Mortgagor,
hereinafter called Mortgagee,
WITNESSETH, That said mortgagor, in consideration of TEN THOUSAND AND 00/100
Dollars, to mortgagor paid by said mortgagee, does hereby grant,
bargain, sell and convey unto said mortgagee, mortgagee's 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, mortgagee's heirs, executors, administrators
and assigns forever.

This mortgage is intended to secure the payment of a certain promissory note, described as follows:

PROMISSORY NOTE DATED MAY 4, 1990 FOR \$20,000.00 MATURING OCTOBER 15, 1993 AND
PROMISSORY NOTE DATED MAY 4, 1990 FOR \$25,000.00 MATURING NOVEMBER 1, 1990
PROMISSORY NOTE DATED MAY 31, 1991 FOR \$10,000.00 MATURING NOVEMBER 5, 1991 ALL THE THE
NAMES OF WILLIAM P. GROOMER AND MARY E. GROOMER.

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:
NOVEMBER 5, 1991 WITH RIGHTS TO FUTURE ADVANCES AND RENEWALS

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 mortgagor is a natural person) are for business or commercial purposes.

And said mortgagor covenants to and with the mortgagee, mortgagee's heirs, executors, administrators and assigns, that mortgagor 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 mortgagor will pay said note, principal and interest according to the terms thereof; that while
any part of said note remains unpaid mortgagor 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 mortgagor 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 mortgagor
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 \$ FULL AMOUNT 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 mortgagee's interest may appear and will deliver all policies of insurance on said
premises to the mortgagee as soon as insured; that mortgagor 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 payment
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 premises 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, time being
of the essence with respect to such payment and/or performance, 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 mortgagee's option do so, and any pay-
ment 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, how-
ever, 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 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, administra-
tors 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
includes the plural, and all grammatical changes shall be made so that this mortgage shall 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 dis-
closures; for this purpose use S-N Form No. 1319, or equivalent.

WILLIAM P. GROOMER

MARY E. GROOMER

STATE OF OREGON,

County of KLAMATH

SS:

This instrument was acknowledged before me on JUNE 4, 1991,

by WILLIAM P. GROOMER AND MARY E. GROOMER

(SEAL)



OFFICIAL SEAL
ANGELA ZIEGLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 224516
MY COMMISSION EXPIRES DEC. 14, 1993

Notary Public for Oregon

My commission expires 12/14/93

MORTGAGE

WILLIAM P. GROOMER

MARY E. GROOMER

TO

SOUTH VALLEY STATE BANK

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

No.

AFTER RECORDING RETURN TO

S. Valley State Bank
801 Main St.
Klamath Falls, Or. 97601

STATE OF OREGON,

County of } ss.

I certify that the within instru-
ment was received for record on the
day of , 1991,
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

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 BEGINNING.

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" EAST ALONG SAID NORTH LINE 437.25 FEET TO THE POINT OF BEGINNING.

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

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

W.F.S. ref

S. Valley State Bank
on this 6th day of June A.D. 19 91
at 11:13 o'clock A M. and duly recorded
in Vol. M91 of Mortgages Page 10658.
Evelyn Biehn County Clerk
By Pauline Musselwhite Deputy.

Fee, \$13.00