

ON **34683** Vol **m91** Page **18712**
 THIS MORTGAGE, Made this **13TH** day of **SEPTEMBER**, 19**91**,
 by **RONALD W. BOEHLKE AND KATHERINE H. BOEHLKE** hereinafter called Mortgagor,
 to **SOUTH VALLEY STATE BANK** hereinafter called Mortgagee,

WITNESSETH, That said mortgagor in consideration of *** **TWELVE THOUSAND 00/100 (\$12,000)** *
 ***** Dollars, to mortgagee 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:

THIS MORTGAGE IS GIVEN TO SECURE A PROMISSORY NOTE DATED SEPTEMBER 13, 1991 ON BEHALF
 OF BOEHLKE & CAMPBELL, INC. TO SECURE THE BENEFICIARY UNDER LOAN #204689.

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:
SEPTEMBER 15, 19**96**.

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 \$ **IN FULL** 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, if 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; if 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 foreclose 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.

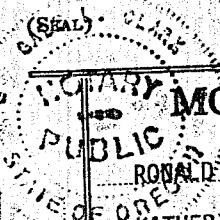
STATE OF OREGON,

County of **Klamath** } ss:

This instrument was acknowledged before me on

by **Ronald W Boehlke Katherine H Boehlke**

Gale J. Clark
 Notary Public for Oregon
 My commission expires **12-13-91**



MORTGAGE
RONALD W. BOEHLKE
KATHERINE H. BOEHLKE
 TO
SOUTH VALLEY STATE BANK
 No. _____
 AFTER RECORDING RETURN TO
SOUTH VALLEY STATE BANK
801 MAIN STREET
KLAMATH FALLS, OR 97601

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

STATE OF OREGON, } ss.
County of _____

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

By _____ TITLE
 Deputy

18718

EXHIBIT "A"

A parcel of land situated in Block 11, ELDORADO, an addition to Klamath Falls, Oregon, being a replat of vacated portions of Eldorado Heights and Sunnyside Addition, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2" iron pin from which the Northwest corner of Lot 2, Block 11 of said Eldorado bears North 89 degrees 47' 00" West 73.47 feet; thence from said point of beginning South 00 degrees 13' 00" West 100.05 feet to a 1/2" iron pin on the South line of Lot 3 of said Block 11; thence South 89 degrees 47' 00" East along the South line of Lot 3 and Lot 4 of said Block 11, 62.00 feet to a 1/2" iron pin; thence North 01 degree 56' 48" East 100.10 feet to a 1/2" iron pin on the North line of said Lot 4; thence North 89 degrees 47' 00" West along the North line of said Lot 3 and Lot 4, 65.00 feet to the point of beginning.

CODE 1 MAP 3809-20DD TL 12300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley State Bank the 17th day
of Sept. A.D., 19 91 at 12:10 o'clock P. M., and duly recorded in Vol. M91,
of Mortgages on Page 18717
By Evelyn Biehn County Clerk
Pauline Mullen

FEE \$13.00