

59576 '93 APR 7 PM 3 10

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THIS MORTGAGE, Made this 15<sup>th</sup> day of March, 1993,  
 by Karl and Anne Wenner  
 Mortgagor,  
 to Josephine Wenner  
 Mortgagee,

WITNESSETH, That said mortgagor, in consideration of forty-nine thousand, two hundred and fifty-eight 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 property situated in Klamath County, State of Oregon, bounded and described as follows, to-wit:

A parcel of land situated in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as:

Beginning at an iron pin which lies West along the Section line a distance of 1398.6 feet and North 44 degrees 30' West a distance of 784.9 feet and North 7 degrees 00' East a distance of 136.8 feet from the iron pin which marks the one-quarter section corner common to Sections 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, and running thence North 3 degrees 15' East a distance of 224.15 feet to an iron pin; thence North 9 degrees 55' West a distance of 94.6 feet and South 77 degrees 36' West a distance of 154.75 feet to an iron pin; thence South 4 degrees 37' West a distance of 236.2 feet to an iron pin; thence South 74 degrees 28' East a distance of 180.3 feet, more or less, to the point of beginning.

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 2 promissory note S, of which the following is a substantial copy:

1. We promise to pay to the order of Josephine Wenner \$30,000.00, with interest thereon at a rate of 9.5 percent per annum from 3/15/93 until paid, payable in 114 installments of \$400.50; interest shall be paid monthly and is included in the minimum payments above required; the first payment to be made on April 15, 1993, and a like payment on the 15th day of each month thereafter, until the whole sum, principal and interest, has been paid.
2. We promise to pay to the order of Josephine Wenner \$19,258.00 with interest thereon at a rate of 9.5 percent per annum from 4/15/93 until paid, payable in 90 installments of \$300.00; interest shall be paid monthly and is included in the minimum payments above required; the first payment to be made on May 15, 1993, and a like payment on the 15th day of each month thereafter, until the whole sum, principal and interest, has been paid.

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: October 15, 19 2002.

This mortgage is inferior, secondary and made subject to a prior mortgage on the above described real estate made by Klamath First Federal Savings and Loan Association to Karl Conrad and Anne S. Wenner dated April 26, 1989, at page 7051, and recorded in the mortgage records of the above named county in book/reel/volume No. M89, (indicate which), reference to said mortgage records thereof, or as fee/title/instrument/microfilm/reception No. 99496, (indicate which), reference to said mortgage records hereby being made: the said first mortgage was given to secure a note for the principal sum of \$98,048.64 + \$90,000; the unpaid principal balance thereof on the date of the execution of this instrument is \$ 169,977.27 and no more; interest thereon is paid to May 10, 2019; said prior mortgage and the obligations secured thereby hereinafter, for brevity, are called simply "first mortgage."

The mortgagor covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that the same are free from all encumbrances except said first mortgage and further except

and that he will warrant and forever defend the same against all persons; further, that he will do and perform all things required of him and pay all obligations due or to become due under the terms of said first mortgage as well as the note secured hereby, principal and interest, according to the terms thereof; that while any part of the note secured hereby 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 secured hereby, when due and payable and before the same 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 hereafter may be erected on the said premises continuously insured against loss or damage by fire

and such other hazards as the mortgagee may from time to time require, in an amount not less than \$ \_\_\_\_\_ in a company or companies acceptable to the mortgagee herein, with loss payable, first to the holder of the said first mortgage; second, to the mortgagee named herein and then to the mortgagor as their respective interests may appear; all policies of insurance shall be delivered to the holder of the said first mortgage as soon as insured and a certificate of insurance executed by the company in which said insurance is written, showing the amount of said coverage, shall be delivered to the mortgagee named in this instrument. Now if the mortgagor shall fail for any reason to procure any such insurance and to deliver said policies as aforesaid at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings, the mortgagee may procure the same at mortgagor's expense; that the mortgagor will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste of said premises. In the event any personal property is part of the security for this mortgage, then at the request of the mortgagee, the mortgagor shall join with the mortgagee in executing one or more financing statements pursuant to the Uniform Commercial Code, in form satisfactory to the mortgagee, and will pay for filing the same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the mortgagee.

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, (even if mortgagor is a natural person) are for business or commercial purposes.

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay all obligations secured by said first mortgage as well as the note secured hereby 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 payments of the note secured hereby; it being agreed that a failure to perform any covenant herein, or if a proceeding of any kind be taken to foreclose any lien on said premises or any part thereof, the mortgagee shall have the option to declare the whole amount unpaid on said note or on this mortgage at once due or any payable, and this mortgage may be foreclosed at any time thereafter. And if the mortgagor shall fail to pay any taxes or charges mortgage, the mortgagee herein, at his option, shall have the right to make such payments and to do and perform the acts required of the mortgagor under said first mortgage; and any payment so made, together with the cost of such performance shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the same rate as the note secured hereby 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 losing party agrees to pay all reasonable costs incurred by 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 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, 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, after first deducting all of said receiver's proper charges and expenses, to the payment of the amount due under this mortgage.

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 and the day and year first above written.

*Karl S. Wenner*  
*Anne Wenner*

\* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable. If warranty (a) is applicable and if the mortgagee is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the mortgagee MUST comply with the Act and Regulation by making required disclosures; for this purpose, use Stevens-Ness Form No. 1319, or equivalent.

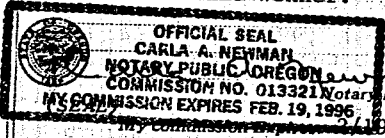
(If executed by a corporation, affix corporate seal)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath

This instrument was acknowledged before me on April 6, 1993, by Karl S. Wenner and Anne Wenner.



STATE OF OREGON,

County of \_\_\_\_\_

This instrument was acknowledged before me on 19\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_ of \_\_\_\_\_

Notary Public for Oregon

My commission expires: \_\_\_\_\_

Trustee

# SECOND MORTGAGE

(FORM No. 925)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

SPACE RESERVED FOR RECORDER'S USE

TO  
*Karl S. Wenner*  
*1608 Olive Pl Rd Klamath Falls OR 97601*

AFTER RECORDING RETURN TO \_\_\_\_\_

STATE OF OREGON

County of Klamath } ss.

I certify that the within instrument was received for record on the 7th day of April, 1993, at 3:10 o'clock P.M. and recorded in book/reel/volume No. M93, on page 7145, or as fee/file/instrument/microfilm/reception No. 59576, Record of Mortgage of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.

By *Pauline M. Muller* Deputy

Fee \$15.00