USDA-FmHA

Form FmHA 1927-1 OR \*\*THIS INSTRUMENT IS BEING RE-RECORDED (Rev. 9.92)

AND DISTINCT DOCUMENT FROM THE RESTRUCTURING, REAMORTIZATION, OR EXTENSION AGREEMENT RECORDED SIMULTANEOUSLY HEREWITH.\*\*

Volmay

REAL ESTATE MORTGAGE FOR OREGON

FARM HOME

THIS MORTGAGE is made and entered into by Nadine F. Gallagher

2455 Patterson Suite 1 Klamath Falls, 9966gon

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address is PO Box 309, Beatty

County, Oregon, whose post office

called "Borrower," and the United States of America, acting through the Farmers Home Administration. United States Department of Agriculture, whose mailing address is 2455 Patterson St., Suite #1, Klamath Falls,

WHEREAS Borrower is indebted to the Government, as evidenced by one or more promissory note(s) or assumption agreement(s) or any shared appreciation or recapture agreement, herein called "note," which has been executed by Borrower, is agreement(s) or any snareu appreciation or recapture agreement, nevem values more, which has been executed by boltower, is payable to the order of the Government, authorizes acceleration of the entire indebtedness at the option of the Government upon any default by Borrower, and is described as follows: Date of Instrument

Principal Amount

Due Date of Final Installment

SEE EXHIBIT A

(The interest rate for limited resource farm ownership or limited resource operating loan(s) secured by this instrument may be increased as provided in the Farmers Home Administration regulations and the note.)

And the note evidences a loan to Borrower, and the Government, at any time, may assign the note and insure the payment And the note evidences a toan to Borrower, and the Government, at any time, may assign the note and insure the payment thereof pursuant to the Consolidated Farm and Rural Development Act, or Title V of the Housing Act of 1949, or any other statutes administered by the Farmers Home Administration;

And it is the purpose and intent of this instrument that, among other things, at all times when the note is held by the Government, or in the event the Government should assign this instrument without insurance of the note, this instrument shall be noted by the note is held by an insurance of the note, this instrument shall be noted by the note Government, or in the event the Government should assign this instrument without insurance of the note, this instrument shall secure payment of the note; but when the note is held by an insured holder, this instrument shall not secure payment of the note of the note and such debt shall constitute an indemnity measured to secure the secure payment of the note, but when the note is need by an insured noticer, this instrument shall not secure payment of the note or attach to the debt evidenced thereby, but as to the note and such debt shall constitute an indemnity mortgage to secure the

And this instrument also secures the recapture of any deferred principal and interest or of any interest credit and subsidy And this instrument also secures the recapture of any deferred principal and interest or of any interest credit and subsidy which may be granted to the Borrower by the Government pursuant to 42 U.S.C. §§ 1472(g) or 1490a, respectively, or any amount NOW THEREFORE, in consideration of the loan(s) and (a) stall times when the note is held by the Government or in the

NOW THEREFORE, in consideration of the loan(s) and (a) at all times when the note is held by the Government, or in the event the Government should assign this instrument without insurance of the payment of the note, to secure prompt payment of the note, to secure prompt payment of the note and any renewals and extensions thereof and any agreements contained therein, (b) at all times when the note is held by the note and any renewals and extensions thereof and any agreements contained therein, (0) at an united when the note is near of an insured holder, to secure performance of Borrower's agreement herein to indemnify and save harmless the Government against the contained by the Borrower and (c) in any event and at all times to secure the promote an insured holder, to secure performance of Borrower's agreement nerein to indemnity and save narrates the Government against loss under its insurance contract by reason of any default by the Borrower, and (c) in any event and at all times to secure the prompt loss under its insurance contract by reason or any default by the Borrower, and (c) in any event and at all times to secure the prompt payment of all advances and expenditures made by the Government, with interest, as hereinafter described, and the performance payment of all advances and expenditures made by the Government, with interest, as nevertainer described, and the performance of every covenant and agreement of Borrower contained herein or in any supplementary agreement, Borrower does hereby grant, because the following property cityated in the Crare of every covenant and agreement of Borrower contained nerein or in any supplementary agreement, Borrower does hereby grant, bargain, sell, convey, mortgage and assign with general warranty unto the Government the following property situated in the State of Oregon, County(ies) of Klamath

SEE EXHIBIT B

This mortgage is being rerecorded to correct the legal description FmHA 1927-1 OR (Rev. 9-92)

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together with all rights (including the right to mining products, gravel, oil, gas, coal or other minerals), interests, easements, hereditaments and appurtenances thereunto belonging, the rents, issues, and profits thereof and revenues and income therefrom (including any Government payments contingent on an agreement to restrict the use of the land), all improvements and personal property now or later attached thereto or reasonably necessary to the use thereof, including, but not limited to, irrigation systems. including pumps, motors, electrical panels, pipe, sprinklers, and other accessories pertaining thereto; milking, milk handling, and milk storage systems, and other accessories pertaining thereto; manure handling systems; livestock feeding systems; ranges, refrigerators. clothes washers, clothes dryers, or carpeting purchased or financed in whole or in part with loan funds, whether or not attached to the real estate; all water, water rights, water certificates, water permits, water allotments, and water stock pertaining thereto, no matter how evidenced; and all payments at any time owing to Borrower by virtue of any sale, lease, transfer, conveyance, or condemnation of any part thereof or interest therein-all of which are herein called "the property"

TO HAVE AND TO HOLD the property unto the Government and its assigns forever in fee simple.

IN ADDITION to its other rights, the Government is hereby granted a security interest in the above-described property pursuant to ORS 79.1010 - 79.5070.

BORROWER for Borrower's self, Borrower's heirs, executors, administrators, successors and assigns WARRANTS THE TITLE to the property to the Government against all lawful claims and demands whatsoever except any liens, encumbrances. easements, reservations, or conveyances specified hereinabove, and COVENANTS AND AGREES as follows:

To pay promptly when due any indebtedness to the Government hereby secured and to indemnify and save harmless the Government against any loss under its insurance of payment of the note by reason of any default by Borrower. At all times when the note is held by an insured holder, Borrower shall continue to make payments on the note to the Government, as collection agent for (2)

To pay to the Government such fees and other charges as may now or hereafter be required by regulations of the Farmers Home Administration.

(3) If required by the Government, to make additional monthly payments of 1/12 of the estimated annual taxes, assessments. insurance premiums and other charges upon the mortgaged premises.

Whether or not the note is insured by the Government, the Government may at any time pay any other amounts including advance for payment of prior and/or junior liens, required herein to be paid by Borrower and not paid by Borrower when due, as well as any costs and expenses for the preservation, protection, or enforcement of this lien, as advances for Borrower's account. All such advances shall bear interest at the rate borne by the note which has the highest interest rate.

All advances by the Government, including advance for payment of prior and/or junior liens, in addition to any advances required by the terms of the note, as described by this instrument, with interest shall be immediately due and payable by Borrower to the Government without demand at the place designated in the latest note and shall be secured hereby. No such advance by the Government shall relieve Borrower from breach of Borrower's covenant to pay. Any payment made by Borrower may be applied on the note or any indebtedness to the Government secured hereby, in any order the Government determines.

 (6) To use the loan evidenced by the note solely for purposes authorized by the Government.
 (7) To pay when due all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or assessed against the property, including all charges and assessments in connection with water, water rights, and water stock pertaining to or reasonably necessary to the use of the real property described above, and promptly deliver to the Government without demand receipts evidencing

(8) To keep the property insured as required by and under insurance policies approved by the Government and, at its request. to deliver such policies to the Government.

(9) To maintain improvements in good repair and make repairs required by the Government; operate the property in a good and husbandmanlike manner; comply with such farm conservation practices and farm and home management plans as the Government from time to time may prescribe; and not to abandon the property, or cause or permit waste, lessening or impairment of the security covered hereby, or, without the written consent of the Government, cut, remove, or lease any timber, gravel, orl. gas. coal, or other minerals except as may be necessary for ordinary domestic purposes.

(10) To comply with all laws, ordinances, and regulations affecting the property.

(11) To pay or reimburse the Government for expenses reasonably necessary or incidental to the protection of the lien and priority hereof and to the enforcement of or the compliance with the provisions hereof and of the note and any supplementary agreement (whether before or after default), including but not limited to costs of evidence of title to and survey of the property, costs of recording this and other instruments, attorneys' fees, trustees' fees, court costs, and expenses of advertising, selling, or conveying the property.

(12) Except as otherwise provided in the Farmers Home Administration regulations, neither the property nor any portion thereof or interest therein shall be leased, assigned, sold, transferred, or encumbered, voluntarily or otherwise, without the written consent of the Government. The Government shall have the sole and exclusive rights as mortgagee hereinunder, including but not limited to the power to grant consents, partial releases, subordinations, and satisfaction, and no insured holder shall have any right, title or interest

in or to the lien or any benefits hereof. All rents, profits, and income, including any amounts arising out of an agreement by which the Borrower substantially reduces its use of the property in return for payments, are hereby assigned to the Government for the purpose of discharging the debt hereby secured. Permission is hereby given to the Borrower, so long as no default exists hereunder, to collect of discnarging the debt nereby secured, remission is nereby given to the bottower, so long as no detault exists nereunder, to contect such rents, profits and income for use in accordance with the provisions of the bottower's agreement with Farmers Home

(13) At all reasonable times the Government and its agents may inspect the property to ascertain whether the covenants and agreements contained herein or in any supplementary agreement are being performed.

This instrument secures to the Government the repayment of the debt evidenced by the note, including all adjustments. (14) This instrument secures to the Government the repayment of the debt evidenced by the note, including an adjacuments, extensions or modifications in the interest rate, payment terms or balance due on the loan; the payment of all other sums. with interest, advanced under paragraph 4; and the performance or Borrower's covenants and agreements under this instrument and with interest, advanced under paragraph 4; and the performance of borrower's covenants and agreements under this instrument and the note. The Government may (a) adjust the interest rate, payment, terms or balance due on the loan. (b) increase the montgage by a paragraph of the cutofford interest on the cutofford paragraph of the cutofford interest on the cutofford paragraph of the cutofford interest on the cutofford paragraph of the cutofford paragr the note. The Government may (a) adjust the interest rate, payment, terms or balance due on the toan. (b) increase the mongage of an amount equal to deferred interest on the outstanding principal balance, (c) extend or defer the maturity of, and renew and reschedule an amount equal to deterred interest on the outstanding principal balance, (c) extend or determine majority of and renew and rescribed the payments on, the debt evidenced by the note or any indebtedness to the Government secured by this instrument. (d) release any indebtedness to the Government secured by this instrument. the payments on, the debt evidenced by the note or any indeptedness to the Government secured by this instrument, (a) release any party who is liable under the note or for the debt from liability to the Government, (e) release portions of the property and subordinate the liability to the Government, (e) release portions of the property and subordinate the liability to the Government, (e) release portions of the property and subordinate the liability to the Government, (e) release portions of the property and subordinate the liability to the Government. party wno is nable under the note or for the debt from nability to the Government, the release portions of the property and subordinate its lien, and (f) waive any other of its rights under this instrument. Any and all this can and will be done without affecting the lier of its iten, and (1) waive any other of its rights under this instrument. Any and all this can and will be done without affecting the lier of the priority of this instrument or Borrower's or any other party's liability to the Government for payment of the note or debt secured ine priority or this instrument or borrower's or any other party's maplify to the Government or payment of the note or determined by this instrument unless the Government says otherwise in writing. HOWEVER, any for bearance by the Government—whether once or otherwise afforded by applicable law shall not be a waiter of or by this instrument unless the Government says outcrivise in writing. HOWEVER, any to cearance by the Government—whether once or often—in exercising any right or remedy under this instrument, or otherwise afforded by applicable law, shall not be a waiver of or

(15) If at any time it shall appear to the Government that Borrower may be able to obtain a loan from a production credit (15) It at any time it shall appear to the Government that borrower may be able to obtain a loan from a production credit association, a Federal land bank, or other responsible cooperative or private credit source, at reasonable rates and terms for loans for the Covernment of the C association, a rederat tand bank, or other responsible cooperative or private credit source, at reasonable rates and terms for toans for similar purposes and periods of time, Borrower will, upon the Governments's request, apply for and accept such loan in sufficient similar purposes and perious of time, borrower will, upon the Governments's request, apply for and accept such foan in sufficient amount to pay the note and any indebtedness secured hereby and to pay for any stock necessary to be purchased in a cooperative lending

cy in connection with such toan.

(16) Default hereunder shall constitute default under any other real estate or crop or chattel security instrument held or insured (10) Default nereunder snau constitute default under any other real estate or crop or chatter security instrument netd or insured by the Government and executed or assumed by Borrower, and default under any such other security instrument shall constitute default

(17) SHOULD DEFAULT occur in the performance or discharge of any obligation in this instrument or secured by this instrument, or should any one of the parties named as Borrower die or be declared an incompetent, a bankrupt, or an insolvent, or make an assignment for the benefit of creditors, the Government, at its option, with or without notice, may: (a) declare the entire amount an assignment for the benefit of creditors, the Government, at its option, with or without notice, may: (a) declare the entire amount unpaid under the note and any indebtedness to the Government hereby secured immediately due and payable, (b) for the account of unpaid under the note and any indeptedness to the Government hereby secured immediately due and payable. (b) for the account of Borrower incur and pay reasonable expenses for repair or maintenance of and take possession of, operate or rent the property. (c) upon a possession of this instance of this instance of the property of the property of the property of the property. Borrower incur and pay reasonable expenses for repair or maintenance of and take possession of, operate or remain property. (c) upon application by it and production of this instrument without other evidence and without notice of hearing of said application, have a superior of the property of provided begins in the cases (d) (consider this instrument or provided begins to provide the property of provided begins to prov application by it and production of this instrument without other evidence and without notice of nearing of said application, have a receiver appointed for the property, with the usual powers of receivers in like cases, (d) foreclose this instrument as provided herein by law, and (e) enforce any and all other rights and remedies provided herein or by present or future law.

(18) The proceeds of foreclosure sale shall be applied in the following order to the payment of: (a) costs and expenses incident (18) The proceeds of foreclosure sale snall be applied in the following order to the payment of: (a) costs and expenses incluent to enforcing or complying with the provisions hereof, (b) any prior liens required by law or a competent court to be so paid, (c) the to entorcing or complying with the provisions nereor, (b) any prior nens required by law or a competent coun to be so paid, (c) the debt evidenced by the note and all indebtedness to the Government secured hereby, (d) inferior liens of record required by law or a competent count to be so paid, (c) the competent court to be so paid. (e) at the Government's option, any other indebtedness of Borrower owing to or insured by the competent court to be so paid (e) at the Government's option, any other indeptedness of Borrower owing to or insured by the Government, and (f) any balance to Borrower. At foreclosure or other sale of all or any part of the property, the Government and its agents may bid and purchase as a stranger and may pay the Government's share of the purchase price by crediting such amount on agents may but the putchase as a stranger and may pay the Government, in the order prescribed above.

(19) Borrower owing to or insured by the Government, in the order prescribed above.

(19) Borrower agrees that the Government will not be bound by any present or future laws, (a) providing for valuation, appraisal. homestead or exemption of the property. (b) prohibiting maintenance of an action for a deficiency judgement or limiting the amount nomestead or exemption of the property. (b) pronibiting maintenance of an action for a deficiency judgement or infilting the amount thereof or the time within which such action may be brought, (c) prescribing any other statute of limitations. (d) allowing any right thereof or the time within which such action may be brought, (c) prescribing any other statute of limitations. (d) allowing any right of redemption or possession following any foreclosure sale, or (e) limiting the conditions which the Government may by regulation of recomption or possession tonowing any toreclosure sale, or (e) mining the conditions which the Oovermient may by regulation impose, including the interest rate it may charge, as a condition of approving a transfer of the property to a new Borrower. Borrower are supported by the boooft of any such State Jan. Because keeply religious and conveys all sight, implorted or impose, including the interest rate it may charge, as a condition of approving a transfer of the propeny to a new Borrower, Borrower expressly waives the benefit of any such State law. Borrower hereby relinquishes, waives, and conveys all rights, inchoate or

consummate, of descent, dower, and curtesy.

(20) If any part of the loan for which this instrument is given shall be used to finance the purchase, construction or repair of property to be used as an owner-occupied dwelling (herein called "the dwelling") and if Borrower intends to sell or rent the dwelling and has obtained the Government's consent to do so(a) neither Romower nor anyone authorized to act for Romower will after receipt property to be used as all owner-occupied dwelling (nerein caned the dwelling ) and it borrower intends to sell or rent the dwelling and has obtained the Government's consent to do so (a) neither Borrower nor anyone authorized to act for Borrower will, after receipt the sold of the dwelling of will otherwise make appearable and the dwelling of the dwelling of will otherwise make appearable and the dwelling of and has obtained the Government's consent to do so (a) hentier Bottower nor anyone authorized to act for Bottower will, after receipt of a bona fide offer, refuse to negotiate for the sale or rental of the dwelling or will otherwise make unavailable or deny the dwelling of a bona fide offer, refuse to negotiate for the sale or rental of the dwelling or will otherwise make unavariable or deny the dwelling to anyone because of race, color, religion, sex, national origin, age, handicap, or familial status, and (b) Borrower recognizes as illegal to anyone occause of race, color, rengion, sex, national origin, age, nanoicap, or raminal status, and (b) borrower recognizes as fliegal and hereby disclaims, and will not comply with or attempt to enforce any restrictive covenants on the dwelling relating to race, color,

(21) Borrower further agrees that the loan(s) secured by this instrument will be in default should any went proceeds be used for a purpose that will contribute to excessive erosion of highly erodible land or to the conversion of westands to produce an agricultural commodity, as further explained in 7 CFR Part 1940, Subpart G, Exhibit M.

nodity, as further explained in / CFK Part 1940, Suppart G. Exhibit M.

(22) This instrument shall be subject to the present regulations of the Farmers Home Administration, and to its future regulations not inconsistent with the express provisions hereof.

neonsistent with the express provisions nereor.

(23) Notices given hereunder shall be sent by certified mail, unless otherwise required by law, addressed, unless and until some other address is designated in a notice so given, in the case of the Government to Farmers Home Administration, United States Other address is designated in a notice so given, in the case of the Government to Parmers Home Administration, United States
Department of Agriculture, at the mailing address mentioned above, and in the case of Borrower at the address shown in the Farmers Department of Agriculture, at the maining address mentioned above, and in the case of borrower at the address shown in the Home Administration Finance Office records (which normally will be the same as the post office address shown above).

e Administration rinance Office records (which normally will be the same as the post office address shown above).

(24) If any provision of this instrument or application hereof to any person or circumstances is held invalid, such invalidity will (24) It any provision of this instrument or approximation nervous or any person or circumstances is neighbouring such invalid, s

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(Name of Borrower)	NADINE F. GALLERS
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	(Name of persons acknowledging)
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[Notary Seal]	3/17/97
OFFICIAL SEAL	ommission expires
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Continuation of Form FmHA 1927-1 OR; Nadine F. Gallagher

## EXHIBIT A

07/03/85	(reamortized)		
01/10/86	(reamortized)	\$171,850.00	07/03/1992
10/25/93	(Legmor Cl Sed)	\$172,145.15	01/10/2001
07/03/85		\$102,314.89	10/25/2008
01/10/86	(reamortized)	\$131,000.00	07/03/2025
11/15/77		\$131,164.29	01/10/2025
06/05/85	(reamortized)	\$100,000.00	11/15/2017
01/10/86	(reamortized)	\$ 65,766.18	06/05/2017
*** *** 00	문화 본인 이 게 되는 살살았다.	\$ 63,498.40	01/10/2017

## EXHIBIT B

- Parcel 2: The S 1/2 of the SE 1/4 of Section 30, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
- Parcel 4: The SE 1/4 Section 31, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
- Parcel 5: The E 1/2 NE 1/4, Section 31 and W 1/2 NW 1/4
  Section 32, Township 36 South, Range 12 East of
  the Willamette Meridian, Klamath County, Oregon.
- Parcel 6: Lots 1 and 2; the E 1/2 NW 1/4; and the SW 1/4 NE 1/4 Section 30, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
- Parcel 7: The N 1/2 SE 1/4 Section 30, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
- Parcel 8: The E 1/2 SE 1/4 and E 1/2 W 1/2 SE 1/4 Section 19, Township 36 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.
- Parcel 9: The E 1/2 NE 1/4 and NW 1/4 NE 1/4 Section 30, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
- Parcel 10: The NW 1/4 SW 1/4 Section 21, Township 36 South,
  Range 12 East of the Willamette Meridian, Klamath
  County, Oregon.

Continuation of Form FmHA 1927-1 OR; Nadine F. Gallagher

- Parcel 11: An eighteen acre tract located in the southwest corner of the northeast quarter of the southwest quarter of Section 21, Township 36 South, Range 12 East of the Willamette Meridian, and more particularly described as follows: Beginning at the southwest corner of said northeast quarter of southwest quarter; thence east along the south line thereof 36 rods; thence north and parallel to the west line thereof 82 rods; thence west parallel to the south line thereof 36 rods to the west line thereof; thence south along the west line thereof 82 rods to the place of beginning.
- Parcel 12: The E 1/2 SW 1/4 and Government Lots 3 and 4, Section 30, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon and Government Lot 1, Section 31, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
- Parcel 13: The SE 1/4 Section 25, the NE 1/4 Section 36, all in Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.
- Parcel 14: The E 1/2 SE 1/4 Section 36, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.
- Parcel 15: Lots 1, 2, 3, 4, 5, 7, 10, 11, 12, 13, 15, 16, 17, 18, 19, 21, 22, and 23 inclusive, all in Block 1 of WHISKEY CREEK ACRES, TRACT 1162, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"The above is the same property recorded in Mortgage Records of said county in Volume M77, page 22267, and Volume M85, Page 18123, Microfilm Records of Klamath County, Oregon.

This mortgage is also given to further secure the obligations secured by hereinbefore described mortgages to the Government, which mortgages shall remain in full force and effect."

TOGETHER WITH State of Oregon Permit #G-10731.

STA	ATE OF OREGON: (	COUNTY OF KI	AMATH: ss.			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
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or _	верс	A.D., 19 <u>_9</u> of	04 at <u>1:50</u> Mortgages	o'clock PM., and	743113 X 725		
FEE STATI	\$40.00 E OF OREGON: CO	•		Evelyn Biehn By	County Classes County Classes	WILL OF OF	-
Filed of	for record at request	A.D., 199 <u>4</u>	at <u>11:31</u>	le co o'clock <u>A</u> M., and o es on Page	duly recorded in		day
FEE	\$30.00		E	velyn Biehn 💎	- County Clerk	k ndere	