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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2017-006267

Klamath County, Oregon



00204870201700062670020022

06/08/2017 12:03:49 PM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

MORTGAGE

John &/or Michele Greb
F.B.O. Donner Land Company
711 Medford Center # 282
Medford, Oregon 97504
Mortgagor's Name and Address
Stephen Strickland / Brittanie Moro
9060 Prairie Dog Drive
Bouanza, OR 97623
Mortgagee's Name and Address

After recording, return to (Name and Address):

John Greb
711 Medford Center # 282
Medford, Oregon 97504

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

WITNESSETH, That John &/or Michele Greb, F.B.O. Donner Land Co. 711 Medford Center # 282, Medford, Oregon 97504, mortgagor, in consideration of Thirty-three thousand and 00/100 Dollars (\$33,000.00) to mortgagor paid, does hereby grant, bargain, sell and convey unto Stephen Strickland / Brittanie Moro, 9060 Prairie Dog Dr. Bouanza OR, mortgagee, the following described premises situated in Klamath County, State of Oregon (legal description of property):

Klamath Falls Forest Estates - May 66 - Plot #2
Block 40, Lot 23 and 24. 22 + 1/2 - Acres Total
Bouanza, Oregon, 97623

Together with the tenements, hereditaments and appurtenances thereto belonging, or in any way appertaining, and to have and to hold the premises with the appurtenances, unto the mortgagee, and mortgagee's heirs and assigns forever.

This mortgage is intended to secure the payment of one (or more) promissory note(s), in substantially the following form(s):

(1) one Promissory Note, dated March 21st 2017

\$ 30,000.00 Klamath Falls, Oregon March 21, 2017
CITY AND STATE WHERE EXECUTED DATE

On demand, I/we, jointly and severally, promise to pay to the order of John &/or Michele Greb F.B.O. Donner Land Co. 711 Medford Center # 282, Medford, OR 97504 at (insert place payments to be made) the sum of Thirty thousand dollars and 00/100 DOLLARS, with interest thereon at the rate of 8% percent per annum from March 21, 2017 until paid. Prior to demand, interest shall be paid in the following manner: Monthly payments of \$500.00 inc. interest of 8% per annum. No penalty for pre-payment on Principal. If any payment due is not so paid, all principal and interest shall become immediately due and collectable at the option of the holder of this note. All or any portion of the principal hereof may be paid at any time.

If this note is placed in the hands of an attorney or other third party for collection, I/we promise and agree to pay the holder's reasonable attorney fees and/or collection costs, even though no suit or action is filed. If a suit or action is filed, the amount of such reasonable attorney fees shall be fixed by the court(s) in which the suit or action, including any appeal, is tried, heard or decided.

[Signatures]
Stephen Strickland
Brittanie Moro



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: When Promissory Note is Paid in full!

The mortgagor warrants that the proceeds of the loan represented by the note(s) and this mortgage are:

- N/A (a)* primarily for mortgagor's personal, family or household purposes (see Important Notice below), or
 (b) for an organization or (even if mortgagor is a natural person) for business or commercial purposes.

Now, if the sum of money due upon the note(s) and this mortgage shall be paid according to the agreement herein expressed, this conveyance shall be void. In case default shall be made in payment of the principal or interest or any part thereof as above provided, then the mortgagee or mortgagee's personal representatives, successors or assigns may foreclose the mortgage and sell the premises with each and every of the appurtenances or any part thereof, in the manner prescribed by law, and out of the money arising from such sale, retain the principal, interest, attorney fees, and costs as provided in the note(s), together with the costs and charges of making such sale and the surplus, if there be any, pay over to the person(s) entitled thereto, as such interest(s) may appear.

N/A WARNING: Unless mortgagor provides mortgagee with evidence of insurance coverage as required by the contract or loan agreement between them, mortgagee may purchase insurance at mortgagor's expense to protect mortgagee's interest. This insurance may, but need not, also protect mortgagor's interest. If the collateral becomes damaged, the coverage purchased by mortgagee may not pay any claim made by or against mortgagor. Mortgagor may later cancel the coverage by providing evidence that mortgagor has obtained property coverage elsewhere. Mortgagor is responsible for the cost of any insurance coverage purchased by mortgagee, which cost may be added to mortgagor's contract or loan balance. If it is so added, the interest rate on the underlying contract or loan will apply to it. The effective date of coverage may be the date mortgagor's prior coverage lapsed or the date mortgagor failed to provide proof of coverage. The coverage mortgagee purchases may be considerably more expensive than insurance mortgagor might otherwise obtain alone and may not satisfy any need for property damage coverage or any mandatory liability insurance requirements imposed by applicable law.

N/A In the event any suit or action to foreclose this mortgage is commenced, the losing party therein agrees to pay the attorney fees, costs and disbursements of the prevailing party, including statutory costs and disbursements and costs of title report(s) and/or title search. If any appeal is taken from any judgment or decree entered pursuant to such suit or action, the losing party on appeal therein promises to pay the attorney fees, costs and disbursements, including all statutory costs and disbursements, of the prevailing party. To the extent permitted by law, all such sums shall be and are secured by the lien of this mortgage and shall be included in the judgment or decree of foreclosure.

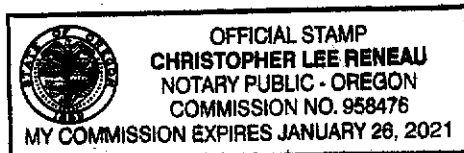
In construing this mortgage and related note(s), the singular includes the plural.

IN WITNESS WHEREOF, mortgagor has executed this instrument on March 21, 2017

* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is inapplicable. 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.

John H. Greb
Michele L. Greb

STATE OF OREGON, County of Klamath
 This instrument was acknowledged before me on March 21, 2017 ss.
 by John Greb & Michele Greb



Chris Reneau
 Notary Public for Oregon
 My commission expires January 26, 2021