

2018-008008

Klamath County, Oregon



00224850201800080080030036

07/03/2018 02:14:09 PM

Fee: \$92.00

MORTGAGE

David K. Lal
142 S. Van Ness Avenue
San Francisco, CA 94103

Cornerstone Investments, LLC
16060 Ventura Blvd., Suite 11-121
Encino, CA 91436

After recording, return to:
Cornerstone Investments, LLC
16060 Ventura Blvd., Suite 110-121

WITNESSETH, That David K. Lal, mortgagor, in consideration of Twenty Seven Thousand Four Hundred Fifty Dollars (\$27,450.00), to mortgagor paid, does hereby grant, bargain, sell and convey unto Cornerstone Investments, LLC, mortgagee, the following described premises situated in Klamath County, State of Oregon:

Parcel 1 of Minor Land Partition 24-88, more particularly described as follows:

A tract of land situated in Government Lots 6 and 11 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Parcel 3 of Minor Land Partition 36-83, from which the N1/4 corner of said Section 18 bears North 00°09'35" East 1282.76 feet; thence South 89°06'14" West 493.15 feet to the Northwest corner of said Parcel 3; thence South 00°54'18" East, along the West line of said Parcel 3, 172.06 feet; thence North 89°06'14" East 490.31 feet to the East line of said Parcel 3; thence North 00°09'35" East 172.09 feet to the point of beginning, with bearings based on survey of Minor Land Partition No. 24-88.

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 the promissory note, in substantially the following form:

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: May 21, 2033.

The mortgagor warrants that the proceeds of the loan represented by the note and this mortgage are primarily for mortgagor's personal, family or household purposes.

Now, if the sum of money due upon the note 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, 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.

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 judgement 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 judgement 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 5/31/2018.

Mortgagor: _____

David K. Lal

STATE OF CALIFORNIA, County of _____) ss.

This instrument was acknowledged before me on _____

By _____

Notary Public

My Commission Expires: _____

See notarized attachment

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Francisco }

On 5/31/18 before me, Travis Skiver, Notary Public
(Here insert name and title of the officer)

personally appeared David K. Lal
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.