

**2019-003385**

**Klamath County, Oregon**

**03/28/2019 09:15:01 AM**

**Fee: \$112.00**

When recorded mail to:

**CARRINGTON MORTGAGE SERVICES, LLC**

**CARRINGTON DOCUMENT SERVICES**

**1600 SOUTH DOUGLASS ROAD, SUITE 200A**

**ANAHEIM, CA 92806**

\_\_\_\_\_ [Space Above This Line for Recording Data] \_\_\_\_\_

**Document Title: PARTIAL CLAIMS MORTGAGE**

**Document Date: MARCH 18, 2019**

**Grantor: JAKE WILLIAMS**

**Grantor Mailing Address: 2148 HOPE STREET, KLAMATH FALLS, OREGON 97603**

**Grantee: SECRETARY OF HOUSING AND URBAN DEVELOPMENT**

**Grantee Mailing Address: ATTENTION: SINGLE FAMILY NOTES BRANCH,**

**451 SEVENTH STREET SW,**

**WASHINGTON, DC 20410**

**Legal Description:**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:**

**Reference Instrument: 2009-012816 Book: Page:**



7000218839

This Document Prepared By:  
**BRANDY MANGALINDAN**  
**CARRINGTON MORTGAGE SERVICES, LLC**  
**CARRINGTON DOCUMENT SERVICES**  
**1600 SOUTH DOUGLASS ROAD, SUITE 200A**  
**ANAHEIM, CA 92806**  
**1-866-874-5860**

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**ANAHEIM, CA 92806**

Send Tax Statements To:

Tax/Parcel #: **R517783**

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**FHA Case No.: FR4314872957703**

**Loan No: 7000218839**

## **PARTIAL CLAIMS MORTGAGE**

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on **MARCH 18, 2019**. The mortgagor is **JAKE WILLIAMS** ("Borrower"), whose address is **2148 HOPE STREET, KLAMATH FALLS, OREGON 97603**. This Security Instrument is given to the **Secretary of Housing and Urban Development**, whose address is **451 Seventh Street SW, Washington, DC 20410** ("Lender"). Borrower owes Lender the principal sum of **TEN THOUSAND FOUR HUNDRED EIGHTY DOLLARS AND 25 CENTS** Dollars (U.S. **\$10,480.25**). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on **APRIL 1, 2049**.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, warrant, grant and convey to the Lender, with power of sale, the following described property located in the **COUNTY of KLAMATH, State of OREGON**:

which has the address of, **2148 HOPE STREET, KLAMATH FALLS, OREGON 97603** (herein "Property Address");

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:**

Tax Parcel No. **R517783**

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing, is referred to in this Security Instrument as the "Property."

**BORROWER COVENANTS** that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

**THIS SECURITY INSTRUMENT** combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

**1. Payment of Principal.** Borrower shall pay when due the principal of the debt evidenced by the Note.

**2. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time of payment of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

**3. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.

**4. Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to: Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street SW, Washington, DC 20410 or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

**5. Governing Law; Severability.** This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of

this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

**6. Borrower's Copy.** Borrower shall be given one conformed copy of the Note and of this Security Instrument.

**NON-UNIFORM COVENANTS.** Borrower and Lender further covenant and agree as follows:

**7. Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 7, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 4 of the Subordinate Note, the Secretary may invoke the non-judicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. § 3751 *et seq.*) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided by the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to Lender under this paragraph or applicable law.

**8. Homestead Estate.** If Borrower heretofore has acquired or hereafter acquires an estate of homestead in the Property, Borrower hereby agrees that such homestead estate is waived to the extent of this Security Instrument and the amount due under the Note and to the extent of all renewals, extensions and modifications of this Security Instrument or the Note, and that said homestead estate is subject to all of the rights of Lender under this Security Instrument and the Note and all renewals, extensions and modifications of this Security Instrument and the Note, and is subordinate to the lien evidenced by this Security Instrument, and all renewals, extensions and modifications of this Security Instrument. Furthermore, Borrower hereby waives the benefits of any homestead or similar laws or regulations that may otherwise be applicable from time to time.

**9. Borrower agrees that any costs, fees and/or expenses incurred in connection with servicing the loan that may be legally charged to the account, but have not been charged to the account as of the date the Subordinate Mortgage is given, may be charged to the account at a later date and shall be the Borrower's responsibility to pay in full. For example, if the loan is in foreclosure there may be foreclosure fees and costs that have been incurred but not yet assessed to the account as of the date the Subordinate Mortgage is given; Borrower will remain liable for any such costs, fees and/or expenses.**

**10. If the Borrower is currently subject to the protections of any automatic stay in bankruptcy, or have obtained a discharge in bankruptcy proceeding without reaffirming the mortgage loan debt, nothing in this Agreement or any other document executed in connection with this Agreement shall be construed as an attempt by Lender to impose personal liability under the Note and Deed of Trust/Mortgage and Promissory Note/Subordinate Mortgage. In such case, this Agreement is entered into in the ordinary course of business between the Lender and the Borrower in lieu of pursuit of interim**

**relief to enforce the lien. This Agreement does not revive the Borrower's personal liability under the Note and Deed of Trust/Mortgage and Promissory Note/Subordinate Mortgage, nor is it an attempt to collect, recover or offset any such debt as a personal liability of Borrower under the Note and Deed of Trust/Mortgage and Subordinate Note/Mortgage.**

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument.

Jake Williams  
Borrower: JAKE WILLIAMS

3/22/19  
Date

\_\_\_\_\_[Space Below This Line for Acknowledgments]\_\_\_\_\_

**BORROWER ACKNOWLEDGMENT**

STATE OF OREGON  
COUNTY OF Clatsop

This instrument was acknowledged before me on March 22, 2019 by JAKE WILLIAMS (name(s) of person(s)).

Kathy Sue Linville  
Notary Public

Print Name: KATHY SUE LINVILLE

My commission expires: 1-10-2023



**EXHIBIT A**

**BORROWER(S): JAKE WILLIAMS**

**LOAN NUMBER: 7000218839**

**LEGAL DESCRIPTION:**

**The land referred to in this document is situated in the STATE OF OREGON, COUNTY OF KLAMATH, CITY OF KLAMATH FALLS, and described as follows:**

**A PORTION OF THE SE1/4 OF THE NW1/4 OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 330 FEET EAST AND 519 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SE1/4 OF THE NW1/4 IN SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND RUNNING THENCE; NORTH PARALLEL TO THE SECTION LINE 150 FEET; THENCE EAST AT RIGHT ANGLES 165 FEET; THENCE SOUTH AT RIGHT ANGLES 150 FEET; THENCE WEST AT RIGHT ANGLES 165 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM A PARCEL OF LAND SITUATE IN THE SE1/4 NW1/4 OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS EASTERLY ALONG THE SOUTH LINE OF SAID SE1/4 NW1/4 A DISTANCE OF 330.0 FEET AND NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID SE1/4 NW1/4 A DISTANCE OF 619.0 FEET FROM THE SOUTHWEST CORNER OF SAID SE1/4 NW1/4; THENCE CONTINUING NORTH, PARALLEL WITH THE WEST LINE OF SAID SE1/4 NW1/4, A DISTANCE OF 50.0 FEET; THENCE EAST, AT RIGHT ANGLES TO SAID WEST LINE, A DISTANCE OF 165.0 FEET; THENCE SOUTH, PARALLEL WITH SAID WEST LINE A DISTANCE OF 50.0 FEET; THENCE WEST, AT RIGHT ANGLES TO SAID WEST LINE, A DISTANCE OF 165.0 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING THAT PORTION LYING WITHIN THE RIGHT OF WAY OF HOPE STREET. .**

**ALSO KNOWN AS: 2148 HOPE STREET, KLAMATH FALLS, OREGON 97603**

