

**2022-009222**

**Klamath County, Oregon**

**07/28/2022 08:25:01 AM**

**Fee: \$112.00**

This Document Prepared By:  
**RUTH BULWINKLE**  
**FLAGSTAR BANK, FSB**  
**532 RIVERSIDE AVE.**  
**JACKSONVILLE, FL 32202**  
**800-393-4887**

When Recorded Mail To:  
**FIRST AMERICAN TITLE CO.**  
**FAMS – DTO RECORDING**  
**3 FIRST AMERICAN WAY**  
**SANTA ANA, CA 92707-9991**

**Tax/Parcel #: 173083**

[Space Above This Line for Recording Data]

**NOTICE: THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE SECRETARY OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.**

**VA Partial Claim Loan No.: 4848-0-0437783**  
**Primary VA Guaranteed Loan No.: 4848-6-0437783**

**1759 N ELDORADO AVE, KLAMATH FALLS, OREGON 97601**  
(herein "Property Address")

## **PARTIAL CLAIMS MORTGAGE**

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on **JULY 1, 2022**. The mortgagor is **PATRICK J. HADDOX AND KRISTIAN H. HADDOX, AS TENANTS BY THE ENTIRETY** ("Borrower"), whose address is **1759 N ELDORADO AVE, KLAMATH FALLS, OREGON 97601** ("Borrower"). This Security Instrument is given to the **Secretary of Veterans Affairs, an Officer of the United States**, whose address is Department of Veterans Affairs, Loan Guaranty Service 3401 West End Avenue, Suite 760 W, Nashville, TN 37203 ("Lender"). Borrower owes Lender the principal sum, as calculated under Title 38 Code of Federal Regulations ("C.F.R."), Section 36.4805(e), of **TWENTY-SIX THOUSAND ONE HUNDRED EIGHTY-ONE DOLLARS AND 81 CENTS Dollars (U.S. \$26,181.81)**.

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 **JULY 1, 2052**.

This debt is evidenced by Borrower's note, dated the same date as this Security Instrument ("Note"), which provides that the repayment of the full principal sum is required immediately upon: (1) the transfer of title to the Property secured by the Security Instrument; or (2) the refinancing or payment in full otherwise, of all amounts due under the primary Note and related mortgage, deed of trust or similar Security Instruments guaranteed by the Secretary, with which the Note and this Subordinate Mortgage are associated.

BORROWER MAY make payments for this subordinate loan, in whole or in part, without charge or penalty. If Borrower makes a partial prepayment there will be no changes in the due date unless Lender agrees in writing to those changes.

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 the power of sale the following described property located in County of **KLAMATH**, State of **OREGON**:

which has the address of **1759 N ELDORADO AVE, KLAMATH FALLS, OREGON 97601** ("Property Address");

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

Tax Parcel No. **173083**

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 seized 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 any encumbrances or 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.

Borrower and Lender covenant and agree as follows:

**UNIFORM COVENANTS**

**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 Veterans Affairs, Loan Guaranty Service 3401 West End Avenue, Suite 760 W, Nashville, TN 37203 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.

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

[Signature]  
Borrower: PATRICK J. HADDOX

7-22-22  
Date

[Signature]  
Borrower: KRISTIAN H. HADDOX

7-22-22  
Date

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

**BORROWER ACKNOWLEDGMENT**

STATE OF OREGON

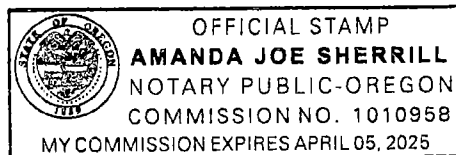
COUNTY OF Klamath

This instrument was acknowledged before me on July 22 2022 by PATRICK J. HADDOX, KRISTIAN H. HADDOX (name(s) of person(s)).

[Signature]  
Notary Public

Print Name: Amanda Joe Sherrill

My commission expires: April 05 2025



**EXHIBIT A**

**BORROWER(S): PATRICK J. HADDOX AND KRISTIAN H. HADDOX, AS  
TENANTS BY THE ENTIRETY**

**LOAN NUMBER: 0504685740**

**LEGAL DESCRIPTION:**

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

**PARCEL 1:**

**A PORTION OF BLOCK 24, ELDORADO HEIGHTS, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY  
CLERK, KLAMATH COUNTY, OREGON DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE MOST WESTERLY CORNER OF SAID BLOCK 24;  
THENCE SOUTH 49 DEGREES 50 MINUTES EAST ALONG THE  
SOUTHWESTERLY BOUNDARY OF SAID BLOCK 24, A DISTANCE OF 55.0  
FEET, TO THE BEGINNING OF A CURVE, THE RADIUS OF WHICH IS 756.78  
FEET, WHICH CURVE FORMS A PORTION OF THE SOUTHWEST BOUNDARY  
OF SAID BLOCK 24; THENCE SOUTHEASTERLY ALONG THE ARC OF THE  
CURVE OF SAID SOUTHWEST BOUNDARY, A DISTANCE OF 45.7 FEET, TO  
THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY  
ALONG THE ARC OF THE CURVE OF SAID SOUTHWEST BOUNDARY, 57.7  
FEET; THENCE NORTH 48 DEGREES 02 MINUTES EAST ALONG THE  
EXTENDED RADIUS OF SAID CURVE, 110.0 FEET; THENCE  
NORTHWESTERLY ALONG THE ARC OF A CURVE 110.0 FEET FROM AND  
PARALLEL TO SAID SOUTHWESTERLY BOUNDARY A DISTANCE OF 66.22  
FEET; THENCE SOUTH 43 DEGREES 38 MINUTES WEST ALONG THE  
EXTENDED RADIUS OF SAID CURVE 110.0 FEET; MORE OR LESS, TO THE  
TRUE POINT OF BEGINNING.**

**PARCEL 2:**

**A PORTION OF BLOCK 24, ELDORADO HEIGHTS, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY  
CLERK, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:**

BEGINNING AT THE MOST WESTERLY CORNER OF BLOCK 24 OF SAID ELDORADO HEIGHTS; THENCE SOUTH 49 DEGREES 50 MINUTES EAST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 24, A DISTANCE OF 55.0 FEET, MORE OR LESS, TO THE BEGINNING OF A CURVE, THE RADIUS OF WHICH IS 756.78 FEET, WHICH CURVE FORMS A PORTION OF THE SOUTHWEST BOUNDARY OF SAID BLOCK 24; THENCE SOUTHEASTERLY ALONG THE ARC OF THE CURVE OF SAID SOUTHWEST BOUNDARY, A DISTANCE OF 40.7 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF THE CURVE OF SAID SOUTHWEST BOUNDARY, A DISTANCE OF 5 FEET; THENCE NORTH 43 DEGREES 38 MINUTES EAST ALONG THE EXTENDED RADIUS OF SAID CURVE, 110.0 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, 110.0 FEET FROM AND PARALLEL TO SAID SOUTHWESTERLY BOUNDARY, A DISTANCE OF 5.74 FEET; THENCE SOUTH 43 DEGREES 15 MINUTES WEST, ALONG THE EXTENDED RADIUS OF SAID CURVE, 110.0 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. THIS DESCRIPTION IS BASED UPON A RESURVEY OF THAT PORTION OF SAID BLOCK 24, ELDORADO HEIGHTS, FACING ELDORADO BOULEVARD, WHICH RESURVEY SHOWS AN ERROR IN THE LENGTH OF THE CURVE ALONG THE SOUTHWEST BOUNDARY OF SAID BLOCK 24. THE ORIGINAL PLAT OF SAID SUBDIVISION, SHOWS THE LENGTH OF SAID CURVE TO BE 377.7 FEET, WHEN THE ACTUAL LENGTH OF THE CURVE, AS SHOWN BY COMPUTATIONS AND THE LOCATIONS OF EXISTING MONUMENTS, IS 38.2 FEET. THE ABOVE DESCRIPTION TAKES INTO ACCOUNT THE APPORTIONMENT OF THE ERROR BETWEEN ALL LOTS FACING SAID CURVE.

**PARCEL 3:**

A PORTION OF BLOCK 24, ELDORADO HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID BLOCK 24; THENCE SOUTH 49 DEGREES 50 MINUTES EAST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 24, A DISTANCE OF 55.0 FEET TO THE BEGINNING OF A CURVE, THE RADIUS OF WHICH IS 756.78 FEET, WHICH CURVE FORMS A PORTION OF THE SOUTHWEST BOUNDARY OF SAID BLOCK 24; THENCE SOUTHEASTERLY ALONG THE ARC OF THE CURVE OF SAID SOUTHWEST BOUNDARY, A DISTANCE OF 32.7 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIPTION AND ALSO

**BEING THE MOST SOUTHEASTERLY CORNER OF THE TRACT IN BLOCK 322, PAGE 274, RECORDED JUNE 27, 1960 BETWEEN EVELYN N. DREW TO KLAMATH VALLEY LUMBER CO.; THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF THE CURVE OF SAID SOUTHWEST BOUNDARY, 8 FEET; THENCE NORTH 43 DEGREES 15 MINUTES EAST ALONG THE EXTENDED RADIUS OF SAID CURVE, 110.0 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE 110.0 FEET FROM AND PARALLEL TO SAID SOUTHWESTERLY BOUNDARY A DISTANCE OF 9.08 FEET, TO THE MOST NORTHEASTERLY CORNER OF SAID TRACT IN BOOK 322, PAGE 274; THENCE SOUTH 42 DEGREES 38 MINUTES WEST ALONG THE EXTENDED RADIUS OF SAID CURVE 110.0 FEET; MORE OR LESS TO THE TRUE POINT OF BEGINNING. THIS DESCRIPTION IS BASED UPON RESURVEY OF THAT PORTION OF SAID BLOCK 24, ELDORADO HEIGHTS, FACING ELDORADO BOULEVARD, WHICH RESURVEY SHOWS AN ERROR IN THE LENGTH OF THE CURVE ALONG THE SOUTHWEST BOUNDARY OF SAID BLOCK 24, THE ORIGINAL PLAT OF SAID SUBDIVISION SHOWS THE LENGTH OF SAID CURVE TO BE 377.7 FEET, WHEN THE ACTUAL LENGTH OF THE CURVE, AS SHOWN BY COMPUTATIONS AND THE LOCATION OF EXISTING MONUMENTS IS 382.8 FEET. THE ABOVE DESCRIPTION TAKES INTO ACCOUNT THE APPORTIONMENT OF THE ERROR BETWEEN ALL LOTS FACING SAID CURVE.**

**ALSO KNOWN AS: 1759 N ELDORADO AVE, KLAMATH FALLS, OREGON 97601**