

2024-005933
Klamath County, Oregon
07/11/2024 08:35:02 AM
Fee: \$107.00

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Document Title: PARTIAL CLAIMS MORTGAGE

Document Date: JUNE 14, 2024

Grantor: JARHED ASCENCIO BAUTISTA AND VERONA ASCENCIO, AS TENANTS BY THE ENTIRETY
Grantor Mailing Address: 567 BONNER LN, CRESCENT, OREGON 97733

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: 2022-005766 Book: Page:

0472595364

This Document Prepared By:
TERNISHA TOWNSEND
FLAGSTAR BANK, N.A.
8800 BAYMEADOWS WAY WEST, SUITE 400
JACKSONVILLE, FL 32256
800-393-4887

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Tax/Parcel #: 154488

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FHA Case No.: 203 431-7493657
Loan No: 0472595364

PARTIAL CLAIMS MORTGAGE

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on **JUNE 14, 2024**. The mortgagor is **JARHED ASCENCIO BAUTISTA AND VERONA ASCENCIO, AS TENANTS BY THE ENTIRETY** ("Borrower"), whose address is **567 BONNER LN, CRESCENT, OREGON 97733**. 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 **SEVENTY-THREE THOUSAND SIX HUNDRED THIRTY-FIVE DOLLARS AND 2 CENTS (U.S. \$73,635.02)**. 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, 2064**.

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, **567 BONNER LN, CRESCENT, OREGON 97733** (herein "Property Address");

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

Tax Parcel No. 154488

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.

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

Jarhed Ascencio Bautista
Borrower: JARHED ASCENCIO BAUTISTA

7-1-24
Date

Verona Ascencio
Borrower: VERONA ASCENCIO *signing solely to acknowledge this Agreement, but not to incur any personal liability for the debt

7-1-24
Date

[Space Below This Line for Acknowledgments]

BORROWER ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF Deschutes

This instrument was acknowledged before me on July 1, 2024 (date) by JARHED ASCENCIO BAUTISTA, VERONA ASCENCIO (name(s) of person(s)).

No This notarial act involved the use of communication technology.

Robyn C. Dueker
Notary Public (signature)

Notary Printed Name: Robyn C. Dueker

My commission expires: 10-6-2026

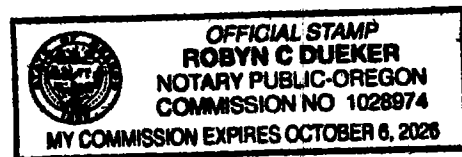


EXHIBIT A

**BORROWER(S): JARHED ASCENCIO BAUTISTA AND VERONA ASCENCIO, AS
TENANTS BY THE ENTIRETY**

LOAN NUMBER: 0472595364

LEGAL DESCRIPTION:

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

PARCEL 1

**A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 9, EAST OF THE
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS
FOLLOWS:**

**BEGINNING AT A POINT SOUTH 89 DEGREES 40 MINUTES WEST 290 FEET
AND SOUTH 50 DEGREES 20 MINUTES EAST 499 FEET FROM THE
INTERSECTION OF THE SOUTH LINE OF CRESCENT, OREGON AND THE
EASTERLY LINE OF MAIN STREET OF CRESCENT, OREGON; THENCE
NORTH 39 DEGREES 40 MINUTES EAST 209 FEET; THENCE SOUTH 50
DEGREES 20 MINUTES EAST 32 FEET TO A POINT ON THE WESTERLY LINE
OF A PARCEL OF PROPERTY DEEDED TO FREDERICK J. ULMER AND WILLA
R. ULMER, IN VOLUME M73, PAGE 9225; THENCE SOUTH TO THE
SOUTHWEST CORNER OF SAID ULMER PARCEL; THENCE SOUTH 50
DEGREES 20 MINUTES EAST ALONG THE SOUTHWESTERLY LINE OF SAID
ULMER PROPERTY, TO THE EAST BOUNDARY OF THE SAID SE1/4 SW1/4;
THENCE SOUTH ALONG SAID BOUNDARY LINE TO A POINT LOCATED
SOUTH 50 DEGREES 20 MINUTES EAST FROM THE POINT OF BEGINNING;
THENCE NORTH 50 DEGREES 20 MINUTES WEST, 360 FEET, MORE OR LESS,
TO THE POINT OF BEGINNING.**

PARCEL 2

**AN EASEMENT FOR INGRESS AND EGRESS RECORDED JANUARY 4, 1989 IN
VOLUME M89, PAGE 97**

ALSO KNOWN AS: 567 BONNER LN, CRESCENT, OREGON 97733