

This indenture is further conditioned upon the faithful observance by the mortgagor..... of the following covenants hereby expressly entered into by the mortgagor....., to-wit:

That it is.....lawfully seized of said premises, and now ha...S... a valid and unincumbered fee simple title thereto,

and that it.....will forever warrant and defend the same against the claims and demands of all persons whomsoever;

That it.....will pay the said promissory note..... and all installments of interest thereon promptly as the same become due, according to the tenor of said note....;

That so long as this mortgage shall remain in force it..... will pay all taxes, assessments, and other charges of every nature which may be levied or assessed upon or against the said premises when due and payable, according to law, and before the same become delinquent, and will also pay all taxes which may be levied or assessed on this mortgage or the debt thereby secured, and will promptly pay and satisfy any mechanics' liens or other incumbrances that might by operation of law or otherwise become a lien upon the mortgaged premises superior to the lien of this mortgage;

That it..... will keep all the improvements erected on said premises in good order and repair and will not commit or suffer any waste of the premises hereby mortgaged;

That so long as this mortgage shall remain in force it..... will keep the buildings now erected, or any which may hereafter be erected on said premises, insured against loss or damaged by fire to the extent of \$4,500.00..... in some company or companies acceptable to said mortgagee... and for the benefit of said mortgageeS..., and will deliver all the policies and renewals thereof to said mortgagee S..

NOW, THEREFORE, if the said mortgagor..... shall pay said promissory note....., and shall fully satisfy and comply with the covenants hereinbefore set forth, then this conveyance shall be void, but otherwise to remain in full force and virtue as a mortgage to secure the payment of said promissory note..... in accordance with the terms thereof and the performance of the covenants and agreements herein contained; it being agreed that any failure to make any of the payments provided for in said note..... or this mortgage when the same shall become due or payable, or to perform any agreement herein contained, shall give to the mortgagee...S. the option to declare the whole amount due on said note....., or unpaid thereon or on this mortgage, at once due and payable and this mortgage by reason thereof may be foreclosed at any time thereafter. And if the said mortgagor..... shall fail to pay any taxes or other charges or any lien or insurance premium as herein provided to be done, the mortgagee...S. shall have the option to pay the same and any payment so made shall be added to and become a part of the debt secured by this mortgage, and draw interest at the rate of ten per cent per annum, without waiver, however, of any right arising from breach of any of the covenants herein.

In case a complaint is filed in a suit brought to foreclose this mortgage, the court shall, upon motion of the holder of the mortgage, without respect to the condition of the property herein described, appoint a receiver to collect the rents and profits arising out of said premises, and apply such rents and profits to the payment and satisfaction of the amount due under this mortgage, first deducting all proper charges and expenses attending the execution of such trust.

In the event of any suit or action being instituted to foreclose this mortgage, the mortgagor agrees to pay all costs and disbursements allowed by law and such sum as the court may adjudge reasonable as plaintiff's attorney's fees in such suit or action, together with the reasonable costs incurred by the mortgagee for title reports and title search, all such sums to be secured by the lien of this mortgage and included in the decree of foreclosure.

IN WITNESS WHEREOF, the said mortgagor has hereunto set its hand and seal..... the day and year first above written.

Executed in the presence of

BONANZA WOMENS CLUB, A non-profit Oregon Corporation (SEAL)

President (SEAL)

Secretary (SEAL)

(SEAL)

STATE OF OREGON,

County of _____ } ss.

BE IT REMEMBERED, That on this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named _____

known to me to be the identical individual..... described in and who executed the within instrument and acknowledged to me that..... executed the same freely and voluntarily.

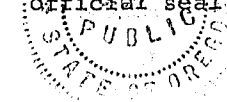
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon.
My Commission expires.....

STATE OF OREGON)
COUNTY OF KLAMATH) ss.

On this 12 day of August, 1965, before me appeared Joanna Brown and VELDA M. HALEY both to me personally known, who being duly sworn, did say that she, the said Joanna Brown is the President, and she, the said VELDA M. HALEY is the Secretary of BONANZA WOMENS CLUB, the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and Joanna Brown and VELDA M. HALEY acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Earl Brown
Notary Public for Oregon
My Commission expires: September 30, 1966

MORTGAGE

(FORM No. 8)

TO

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument, was received for record on the 11 day of August, 1965, at 1:25 o'clock P.M., and recorded in book 1-25 on page 114, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Notary Public

County Clerk—Recorder.

By Earl Brown

Deputy.

STATE OF OREGON, CLERK OF COUNTY OF PORTLAND