

4415 8125
MORTGAGE

THIS MORTGAGE, made this 8th day of August, 1966, by VIVIAN N. TODD, Mortgagor, to MOCK-DAGGETT MOTORS, INC., an Oregon corporation, Mortgagee,

WITNESSETH, That said mortgagor in consideration of Ten Dollars to him paid by said mortgagee, does hereby grant, bargain, sell and convey unto said mortgagee, his heirs and executors, administrators and assigns, that certain real property situated in Klamath County, State of Oregon bounded and described as follows, to-wit:

Lots 21 and 22, Harriman Park Subdivision as platted and recorded in the Office of the Recorder of Klamath County, Oregon.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and which may hereafter thereto belong or appertain, and the rents, issues and profits therefrom, and any and all fixtures upon said premises at the time of the execution of this mortgage or at any time during the term of this mortgage.

TO HAVE AND TO HOLD the said premises with the appurtenances unto the said mortgagee, his heirs, executors, administrators and assigns forever.

This mortgage is intended to secure the payment and performance of the mortgagor's obligation under a certain conditional sales contract dated August 4, 1966 between these same parties.

And said mortgagor covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises and has a valid, unencumbered title thereto and will warrant and forever defend the same against all persons; that he will pay and perform said contract according to the terms thereof; that while any part of said note remains unpaid he will pay all taxes, assessments and other charges of every nature which may be levied or assessed against said property or this mortgage when due and payable and before the same may become delinquent; that he will promptly pay and satisfy any and all liens or encumbrances that are or may become liens on the premises or any part thereof superior to the lien of this mortgage; At the request of the mortgagee, the mortgagor shall join with the mortgagee in executing one or more financing statements pursuant to the Uniform Commercial Code, in form satisfactory to the mortgagee, and will pay for filing the same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the mortgagee.

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay and perform said obligation under the conditional sales contract according to its terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the payment of said obligation; it being agreed that a failure to perform any covenant herein, or if a proceeding of any kind be taken to foreclose any lien on said premises or any part thereof, the mortgagee shall have the option to declare the whole amount unpaid on said obligation or on this mortgage at once due and payable, and this mortgage may

be foreclosed at any time thereafter. And if the mortgagor shall fail to pay⁸¹²⁸ any taxes or charges or any lien, encumbrance as above provided for, the mortgagee may at his option do so, and any payment so made shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the same rate as said note without waiver, however, of any right arising to the mortgagee for breach of covenant. And this mortgage may be foreclosed for principal, interest and all sums paid by the mortgagee at any time while the mortgagor neglects to repay any sums so paid by the mortgagee. In the event of any suit or action being instituted to foreclose this mortgage, the mortgagor agrees to pay all reasonable costs incurred by the mortgagee for title reports and title search, all statutory costs and disbursements and such further sum as the trial court may adjudge reasonable as plaintiff's attorney's fees in such suit or action, and if an appeal is taken from any judgment or decree entered therein mortgagor further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal, all sums to be secured by the lien of this mortgage and included in the decree of foreclosure.

Each and all of the covenants and agreements herein contained shall apply to and bind the heirs, executors, administrators and assigns of said mortgagor and of said mortgagee respectively.

In case suit or action is commenced to foreclose this mortgage, the Court, may upon motion of the mortgagee, appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure, and apply the same, after first deducting all of said receiver's proper charges and expenses, to the payment of the amount due under this mortgage.

In construing this mortgage, it is understood that the mortgagor or mortgagee may be more than one person; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all gramatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

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

Vivian N. Todd (SEAL)

STATE OF OREGON)
County of Josephine) ss.

BE IT REMEMBERED, that on this 8th day of August, 1966, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Vivian N. Todd, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she 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.

Alice Thomas
Notary Public for Oregon
My Commission Expires Mar. 25, 1970

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Herb L. Brown, atty. at law
this 10th day of August, A.D. 1966 at 4:30 o'clock P.M., and
duly recorded in Vol. 226, of Mortgages on Page 827.

DOROTHY ROGERS, County Clerk

By Lynn M. Knutson

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See 3rd