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THIS MORTGAGE, Made this 1st day of August, 19 66,
by DONALD H. KING and BETTY L. KING, husband and wife, --- Mortgagor,
to ANNA A. PETERSON, a single woman, ---- Mortgagee,

WITNESSETH, That said mortgagor, in consideration of One Thousand Nine Hundred Fifty-one and 87/100 ----- Dollars, to him paid by said mortgagee, does hereby grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns, that certain real property situated in Klamath County, State of Oregon, bounded and described as follows, to-wit:

That portion of Lots 1, 2, and 3 of Block 75 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof, described as follows:

Commencing at a point on the Northwestern line of Lot 3, Block 75, of Buena Vista Addition, which lies 80 feet Southwesterly from the most Northerly corner of said lot, and thence running Southeasterly parallel with Oregon Avenue a distance of 50 feet; thence Southwesterly parallel with Academy Street a distance of 15 feet; thence Southeasterly parallel with Oregon Avenue to a point in the Southerly line of Lot 1 in said block; thence Westerly along the Southerly line of Lots 1, 2, and 3 of said block to the most Westerly corner of said block; thence Northeasterly along the Northwestern line of said Lot 3 of said block a distance of 132.52 feet, more or less, to the point of beginning.

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 of a promissory note, of which the following is a substantial copy:

\$ 1,951.87 Klamath Falls, Oregon August 1, 19 66
Each of the undersigned promises to pay to the order of Anna A. Peterson -----
at Klamath Falls, Oregon
One Thousand Nine Hundred Fifty-one and 87/100 ----- DOLLARS,
with interest thereon at the rate of six percent per annum from Aug. 1, 1966 until paid, payable
in monthly installments of not less than \$ 40.00 in any one payment; interest shall be paid
Monthly and in accordance with the minimum payments above required; the first payment to be made
on the 10th day of September, 19 66, and a like payment on the 10th day of
each month thereafter, until the whole sum, principal and interest has been paid; if any of said install-
ments is not so paid, the whole sum of both principal and interest to become immediately due and collectible at the
option of the holder of this note. If this note is placed in the hands of any attorney for collection, each of the under-
signed promises and agrees to pay the reasonable collection costs of the holder hereof; and if suit or action is filed
hereon, also promises to pay (1) holder's reasonable attorney's fees to be fixed by the trial court and (2) if any ap-
peal is taken from any decision of the trial court, such further sum as may be fixed by the appellate court, as the
holder's reasonable attorney's fees in the appellate court.
Due September 10, 19 66 /s/ Donald H. King
At Klamath Falls, Oregon /s/ Betty L. King

* Strike words not applicable. No.

FORM No. 217—INSTALLMENT NOTE (Oregon UCC) SC

STEVENS NEWS LAW PUB CO PORTLAND

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. EXCEPT this mortgage is SECOND to that certain mortgage dated 6/26/64, and recorded in Vol. 224, page 230, Mortgage Records of Klamath County, Oregon. He will pay said note, principal and interest, 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 or the note above described, 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; that he will keep the buildings now on or which hereafter may be erected on the said premises continuously insured against loss or damage by fire and such other hazards as the mortgagee may from time to time require, in an amount not less than the original principal sum of the note or obligation secured by this mortgage, in a company or companies acceptable to the mortgagee, with loss payable first to the mortgagee and then to the mortgagor as their respective interests may appear; all policies of insurance shall be delivered to the mortgagee as soon as insured. Now if the mortgagor shall fail for any reason to procure any such insurance and to deliver said policies to the mortgagee at least fifteen days prior to the expiration of any policy of insurance nor hereafter placed on said buildings, the mortgagee may procure the same at mortgagor's expense; that he will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste of said premises. 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 said note 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 note; 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 note 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 pay any taxes or charges or any lien, encumbrance or insurance premium 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 grammatical 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.

Donald H. King (SEAL)
Betty L. King (SEAL)
(SEAL)
(SEAL)

MORTGAGE

(FORM No. 10A)

TO

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 10th day of August, 1966, at 1:50 o'clock A. M., and recorded in book M-66 on page 3280, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk-Recorder.

By *[Signature]* Deputy.

\$3.00 pd. STEVENSON LAW FIRM, CO., PORTLAND

[Signature]

STATE OF OREGON,
County of Klamath ss.

BE IT REMEMBERED, That on this day of August, 1966, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named DONALD H. KING and BETTY L. KING, husband and wife, ----

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they 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.

[Signature]
Notary Public for Oregon.
My Commission expires 1/10/70

KNOW ALL MEN BY THESE PRESENTS, That I,

JOHN ALBERT WATSON ----

have made, constituted and appointed and by these presents do make, constitute and appoint

---- IRMA GRACE WATSON ----

my true and lawful attorney, for me and in my name, place and stead and for my use and benefit,

(1) To lease, let, grant, bargain, sell, contract to sell, convey, exchange, remise, release and dispose of any real or personal property of which I am now or hereafter may be possessed or in which I may have any right, title or interest, including rights of dower, of curtesy and of homestead, for any price or sum and upon such terms and conditions as to my said attorney may seem proper;

(2) To take possession of, manage, maintain, operate, repair and improve any and all real or personal property now or hereafter belonging to me, to pay the expense thereof, to insure and keep the same insured and to pay any and all taxes, charges and assessments that may be levied or imposed upon any thereof;

(3) To buy, sell and generally deal in and with goods, wares and merchandise of every name, nature and description and to hypothecate, pledge and encumber the same;

(4) To sell, assign, transfer and deliver all or any shares of stock in my name in any corporation for any price and upon such terms as to my said attorney may seem right and proper and to receive payment therefor;

(5) To borrow any sums of money on such terms and at such rate of interest as to my said attorney may seem proper and to give security for the repayment of the same;

(6) To ask for, demand, recover, collect and receive all moneys, debts, rents, dues, accounts, legacies, bequests, interests, dividends and claims whatsoever which are now or which hereafter may become due, owing and payable or belonging to me and to have, use and take all lawful ways and means in my name for the recovery of any thereof by attachments, levies or otherwise;

(7) To prepare, execute and file any proof of debt and other instruments in any court and to take any proceedings under the Bankruptcy Act in connection with any sum of money or demand due or payable to me and in any such proceedings to vote in my name for the election of any trustee or trustees and to demand, receive and accept any dividend or distribution whatsoever;

(8) To adjust, settle, compromise or submit to arbitration any account, debt, claim, demand or dispute as well as matters which are now subsisting or hereafter may arise between me or my said attorney and any other person or persons;

(9) To sell, discount, endorse, negotiate and deliver any check, draft, order, bill of exchange, promissory note or other negotiable paper payable to me, and to collect, receive and apply the proceeds thereof for my use for any of the purposes aforesaid; to pay to or deposit the same or any other sum of money coming into the hands of my attorney in checking and in savings accounts in my name with any bank or banker of my attorney's selection and to draw out moneys deposited to my credit with any bank, including deposits in savings accounts, and to apply the same for any of the purposes of my business as my said attorney may deem expedient; to purchase and sell certificates of deposit; to appoint any bank or trust company as escrow agent; generally to conduct any and all banking transactions on my behalf;

(10) To make, execute and deliver any and all manner of contracts with reference to minerals, oil, gas, oil and gas rights, rents and royalties, including agreements facilitating exploration for and discovery of oil, minerals and deposits;

(11) To commence and prosecute and to defend against, answer and oppose all actions, suits and proceedings touching any of the matters aforesaid or any other matters in which I am or hereafter may be interested or concerned;

(12) To vote any stock in my name as proxy;

(13) To have access to any safety deposit box which has been or may be rented in my name or in the name of myself and any other person or persons;

(14) In connection with any of the powers herein granted, to sign, make, execute, acknowledge and deliver in my name any and all deeds, contracts, bills of sale, leases, promissory notes, drafts, acceptances, evidences of debt, obligations, mortgages, pledges, satisfactions, releases, acquittances, receipts, bonds, writs and any and all other instruments whatsoever, with such general or special agreements and covenants, including those of warranty, as to my said attorney may seem right, proper and expedient;

(15) To employ, pay and discharge clerks, workmen, brokers and others, including counsel and attorneys in connection with the exercise of any of the foregoing powers;

(16)

(17) Generally to conduct, manage and control all my business and my property, wheresoever situate, as my said attorney may deem for my best interests, hereby releasing all third persons from responsibility for the acts and omissions of my said attorney;

I hereby give and grant unto my said attorney full power and authority freely to do and perform every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes, as I might or could do if personally present, hereby ratifying and confirming all that my said attorney-in-fact shall lawfully do or cause to be done by virtue hereof.

In construing this power of attorney, it is to be understood that the undersigned may be more than one person or a corporation and that, therefore, if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine and the neuter and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to more than one individual.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this, the 1st day of August, 1966.

Signed, Sealed and Delivered in the presence of us as witnesses:

John Albert Watson (SEAL)

(SEAL)

(SEAL)

(SEAL)

(If a corporation, affix corporate seal)

STATE OF OREGON

INDIVIDUAL ACKNOWLEDGMENT

County of Klamath
day of August
appeared

ss.

BE IT REMEMBERED, That on this, the 1st day of August, 1966 before me, a Notary Public in and for said county and state, personally appeared JOHN ALBERT WATSON -----

known to me to be the identical person described in and who executed the foregoing Power of Attorney and acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on this, the day and year last hereabove written

(SEAL)

Harold Melton
Notary Public for Oregon
My commission expires 1/10/67

General
Power of Attorney

(FORM No. 63)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

TO

STATE OF Oregon
County of Klamath

ss.

I certify that the within instrument was received for record on the 16th day of August, 1966, at 9:51 o'clock A. M., and recorded in book M-60 on page 8282. Record of Power of Attorney of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers
County Clerk-Recorder.

By *Dorothy Rogers*

Deputy.

33.00

AFTER RECORDING RETURN TO

X

STATE OF

CORPORATE ACKNOWLEDGMENT

County of
day of
appeared

ss.

BE IT REMEMBERED, That on this, the 1st day of August, 1966, before me, a Notary Public in and for said county and state, personally appeared and both to me personally known, who being duly sworn, did say that he, the said is the secretary of, the within named corporation, is the president, and he, the said

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 said and 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 on this, the day and year first in this, my certificate, written.

(SEAL)

Notary Public for
My commission expires