

11149

M-66

12607

THIS INDENTURE WITNESSETH: That CHARLES J. PIERCE and CAROL A. PIERCE, husband and wife, of the County of Klamath, State of Oregon, for and in consideration of the sum of THREE THOUSAND AND NO/100 Dollars (\$3,000.00), to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto HELEN V. DEMEL, a single woman, of the County of Klamath, State of Oregon, the following described premises situated in Klamath County, State of Oregon, to-wit:

Lot 418, Block 101, MILLS ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on record in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO that certain agreement of sale dated October 31, 1966, wherein the undersigned are the purchasers and Wm. P. Bernard and Myrtle J. Bernard, husband and wife, are the sellers,

Together with the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining. To have and to hold the same with the appurtenances, unto the said HELEN V. DEMEL, a single woman, her heirs and assigns forever.

THIS CONVEYANCE is intended as a Mortgage to secure the payment of the sum of THREE THOUSAND AND NO/100 Dollars (\$3,000.00) in accordance with the terms of that certain promissory note of which the following is a substantial copy:

\$ 3,000.00 For value received, I, HELEN V. DEMEL, a single woman, THREE THOUSAND AND NO/100 (\$3,000.00) at November 7, 1966, promise to pay to the order of _____ DOLLARS, in lawful money of the United States of America, with interest thereon in like lawful money at the rate of six per cent. per annum from date until paid, payable in monthly installments of not less than \$25.00 in any one payment, including the full amount of interest due on this note at time of payment of each installment. The first payment to be made on the 15th day of January, 1967, and a like payment on the 15th day of each month thereafter, until the whole sum, principal and interest, has been paid; if any of said installments are 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. In case suit or action is instituted to collect this note, or any portion thereof, I promise to pay such additional sum as the Court may adjudge reasonable as attorney's fees in said suit or action.

Due _____, 19 _____ s/ CHARLES J. PIERCE
At _____ 9 s/ MRS. CAROL A. PIERCE
No. _____

12608

Now, if the sum of money due upon said instrument shall be paid according to the agreement therein expressed, this conveyance shall be void; but in case default shall be made in payment of the principal or interest or any part thereof as above provided, then the said Helen V. Demel

and her legal representatives, or assigns may foreclose the Mortgage and sell the premises above described with all and every of the appurtenances or any part thereof, in the manner prescribed by law, and out of the money arising from such sale, retain the said principal, interest and attorney's fees as provided in said note, together with the costs and charges of making such sale and the surplus, if there be any, pay over to the said Charles J. Pierce and Carol A. Pierce, husband and wife, their heirs or assigns.

Witness our hand and seal this 7th day of November, 1966

DONE IN THE PRESENCE OF

Charles J. Pierce (SEAL)

Carol A. Pierce (SEAL)

MORTGAGE

(FORM No. 7)

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 22 day of Dec., 1966, at 11:30 o'clock A. M., and recorded in book M-66 on page 12607 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers
County Clerk-Recorder.
By Jane Mearns Deputy.
Fee \$3.00
AFTER RECORDING RETURN TO

Rel
74 7 Smith
538 Mp
city

STATE OF OREGON,

County of KLAMATH ss.

BE IT REMEMBERED, That on this 7th day of November, 1966, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named CHARLES J. PIERCE and CAROL A. PIERCE, husband and wife,

known to me to be the identical individuals 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.

Dorothy Rogers
Notary Public for Oregon.

My Commission expires May 13, 1969