

THIS MORTGAGE, Made this 2nd day of February, 1967, by
RONALD L. CONFORTI, a single man, Mortgagor,
 to RODNEY R. LARSON and MOLLY M. LARSON, husband and wife, Mortgagees,

WITNESSETH, That said mortgagor, in consideration of the sum of One Thousand Five Hundred Seventy-three and 89/100 (\$ 1,573.89) Dollars to the mortgagees, the said mortgagor does hereby grant, bargain, sell and convey unto the said mortgagees as joint tenants with the right of survivorship and not as tenants in common, their assigns and the heirs of the survivor of them, those certain premises situate in the County of Klamath and State of Oregon, and described as follows, to-wit:

Lot 7, Block 3, in WEST HILLS HOMES, according to the official plat thereof on file in the records of Klamath County, Oregon.

This mortgage is subsequent and inferior to a Trust Deed, including the terms and provisions thereof, given by Rodney R. Larson and Molly M. Larson, as grantor, William Ganong, as trustee, and First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated September 13, 1965, recorded in Microfilm records as Document No. 359 Volume M65, page 1694, records of Klamath County, Oregon, to secure the payment of \$15,300.00, the

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining; together with the rents, issues and profits therefrom and all fixtures now or hereafter placed or installed in or upon said described premises,

TO HAVE AND TO HOLD the same unto the said mortgagees as joint tenants with the right of survivorship and not as tenants in common, and to their assigns and the heirs of the survivor forever.

This mortgage is intended to secure the payment of a certain promissory note in words and figures substantially as follows:

\$ 1,573.89 Klamath Falls, Oregon, February 2, 1967
On or before January 15, 1968, after date, each of the undersigned promises to pay to the order of
Rodney R. Larson and Molly M. Larson, husband and wife,
 and upon the death of any of them, then to the order of the survivor of them, at Klamath Falls, Oregon
 the sum of One Thousand Five Hundred Seventy-three and 89/100 DOLLARS,
 with interest thereon at the rate of six percent per annum from February 15, 1967 until paid; interest to be
 paid at maturity and if not so paid, the whole sum of both principal and interest to become immediately due and col-
 lectible at the option of the holder of this note. If this note is placed in the hands of an attorney for collection, each of the undersigned
 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) the holder's reasonable attorney's fees to be fixed by the trial court and (2) if any appeal 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.
 It is the intention of the parties hereto that the said payees do not take the title hereto as tenants in common but with the right
 of survivorship, that is: on the death of any of the payees, the right to receive payment of the then unpaid balance of principal and
 interest shall vest absolutely in the survivor of them.

/s/ RONALD L. CONFORTI

In construing this mortgage and the said note, the word "survivor" shall include survivors, the term "mortgagor" shall include mortgagors; the
 singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and all grammatical changes shall be made
 assumed and implied to make the provisions hereof apply equally to corporations and to more than one individual; furthermore, the word "mortgagees"
 shall be construed to mean the mortgagees named above, if all or both of them be living, and if not, then the survivor or survivors of them, because
 it is the intention of the parties hereto that the said note and this mortgage shall be held by the said mortgagees as joint tenants with the right of
 survivorship and not as tenants in common and that on the death of one, the moneys then unpaid on said note as well as all rights and interests herein
 given to the mortgagees shall vest forthwith in the survivor of them.
 And said mortgagor covenants to and with the mortgagees, and their successors in interest, that he is lawfully seized in fee simple of said
 premises and has a valid, unencumbered title thereto, save and except as above set forth.

and will warrant and forever defend the same against all persons; that he will pay said note(s), principal and interest, according to the terms thereof; that while any part of said note(s) 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(s) 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 may hereafter be erected on the premises insured in favor of the mortgagee against loss or damage by fire, with extended coverage, in the sum of \$..... full insurable value.....

in a company or companies acceptable to the mortgagee and will have all policies of insurance on said property made payable to the mortgagee as their interest may appear and will deliver all policies of insurance on said premises to the mortgagee as soon as insured; 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.

Now, therefore, it said mortgagor shall keep and perform the covenants herein contained and shall pay said note(s) 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(s); it being agreed that if the mortgagor shall fail to make any payment or 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(s) 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 their 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(s), without waiver, however, of any right arising to the mortgagee for breach of covenant; and this mortgage may be foreclosed 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 such sums to be secured by the lien of this mortgage and included in the decree of foreclosure.

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

Each and all of the covenants and agreements herein contained shall apply to, inure to the benefit of and bind the heirs, executors, administrators, successors in interest and assign of said mortgagor and of said mortgagees respectively.

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

Ronald L. Conforti (SEAL)

(SEAL)

(SEAL)

(SEAL)

MORTGAGE

(Survivorship)
(FORM No. 691)

TO

STATE OF OREGON,

County of *Klamath*

I certify that the within instrument was received for record on the *14* day of *February*, 19*67*, at *2:11* o'clock *P.M.*, and recorded in book *22267* on page *1038*, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers
County Clerk-Recorder
By *James M. Houston*
Dec 30 Deputy
STEVENS LAW FIRM CO., PORTLAND, ORE.

Don Elton Reiter
107 So. 7th
Klamath Falls, Oregon
97601

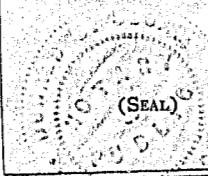
STATE OF OREGON,

County of *Klamath*

BE IT REMEMBERED, That on this *2ND* day of *February*, 19*67*, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named *RONALD L. CONFORTI, a single man,*

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that *he* executed the same for the purposes therein contained.

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



Ronald L. Sloan
Notary Public for Oregon
My commission expires *March 3-1967*