

19595

THIS INDENTURE WITNESSETH: That FREDERICK GUY HITSON and JOANNE LOUISE HITSON, 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 ADELE MILLER

of the County of Klamath, State of Oregon, the following described premises situated in Klamath County, State of Oregon, to-wit:

The NE 1/4 of Section 20, Township 40 South, Range 14 E.W.M., and the SW 1/4 of SE 1/4 of Section 17, Township 40 South, Range 14 E.W.M.

SUBJECT TO: Contracts, liens, assessments, rules and regulations for irrigation and drainage, reservations, restrictions, easements and rights of way of record, and those apparent on the land,

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 ADELE MILLER

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 Klamath Falls, Oregon December 29, 19 67
Each of the undersigned promises to pay to the order of ADELE MILLER, at the First National Bank of Oregon, Klamath Falls Branch, at Klamath Falls, Oregon
Three Thousand and No/100, (\$3,000.00) DOLLARS, with interest thereon at the rate of 5 1/2 percent per annum from date hereof until paid, payable in annual installments of not less than \$ 500.00 in any one payment; interest shall be paid annually and in addition to the minimum payments above required; the first payment to be made on the 1st day of February, 19 68, and a like payment on the 1st day of February of each year thereafter, until the whole sum, principal and interest has been paid; if any of said installments is not 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 an attorney for collection, each of the undersigned promises and agrees to pay holder's reasonable collection costs, including reasonable attorney's fees, even though no suit or action is filed hereon; however, if such suit or action is filed, the amount of such reasonable attorney's fees shall be fixed by the court, or courts in which the suit or action, including any appeal therein, is tried, heard or decided.
Due , 19 /s/ Frederick Guy Hitson
At No. 46 /s/ Joanne Louise Hitson
* Strike words not applicable.

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 Adele Miller

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 Frederick Guy Hitson and Joanne Louise Hitson, husband and wife, their heirs or assigns.

Witness their hand and seal S this 29th day of December, 19 67.

DONE IN THE PRESENCE OF

Frederick Guy Hitson (SEAL)
Joanne Louise Hitson (SEAL)

MORTGAGE

(FORM No. 7)
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

TO

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 15 day of January, 19 68, at 4:14 o'clock P. M., and recorded in book M-68, on page 366 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk-Recorder.

By M. J. P. Quatt

Fee 3.00

AFTER RECORDING RETURN TO

P. M. Quatt

538 Main

Klamath Falls, Oregon

STATE OF OREGON,

County of Klamath

BE IT REMEMBERED, That on this 29th day of December, 19 67, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named FREDERICK GUY HITSON and JOANNE LOUISE HITSON, 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.

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Dorothy Rogers
Notary Public for Oregon.
My Commission expires 9-23-69