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M-68

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68-416 BHP

THIS INDENTURE WITNESSETH: That DAVID W. ROSE and MARION JUNE ROSE,
 husband and wife,
 of the County of Klamath, State of Oregon, for and in consideration of the sum of
One Thousand Thirty Two & 95/100ths Dollars (\$1,032.95), to us
 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 JAMES H. DEAN and JACQUELINE
DEAN, husband and wife,

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

The W $\frac{1}{2}$ of Lot 30, PIEDMONT HEIGHTS, Klamath County, Oregon

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 James H. Dean and
Jacqueline Dean, husband and wife,

their heirs and assigns forever.

THIS CONVEYANCE is intended as a Mortgage to secure the payment of the sum of
One Thousand Thirty Five and 95/100ths Dollars
 (\$1,032.95) in accordance with the terms of that certain promissory note of which the
 following is a substantial copy:

\$ 1,032.95 Klamath Falls, Oregon April 10, 19 68
 Each of the undersigned promises to pay to the order of James H. Dean and Jacqueline
Dean, husband and wife, at Klamath Falls, Oregon
One Thousand Thirty Two and 95/100ths DOLLARS,
 with interest thereon at the rate of 6% percent per annum from April 10, 1968 until paid, payable
 in monthly installments of not less than \$ 20.00 in any one payment; interest shall be paid
monthly and included in the minimum payments above required; the first payment to be made
 on the 10 day of May, 19 68, 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 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
 At 2 6/ DAVID W. ROSE
6/ MARION JUNE ROSE
 No. 2

* Strike words not applicable.

No.

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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 James H. Dean and Jacqueline Dean, husband and wife, and their 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 James H. Dean and Jacqueline Dean, husband and wife, their heirs or assigns.

Witness our hand S. and seal S. this 10 day of April, 1968.

DONE IN THE PRESENCE OF

X David W. Rose (SEAL)

X Marion June Rose (SEAL)

MORTGAGE

(FOBA No. 7)

STEVENS LAY PUB. CO., PORTLAND, ORE.

TO

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 11 day of April, 1968, at 8:41 o'clock A.M., and recorded in book M-68 on page 2840. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers
County Clerk - Recorder
By *[Signature]* Deputy
Fee 3.00
AFTER RECORDING RETURN TO

Jucker Seal Estate
2240 So. 6th
City

STATE OF OREGON,

County of Klamath

BE IT REMEMBERED, That on this 10 day of April, 1968, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named David W. Rose and Marion June Rose, 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 April 9, 1969

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