

68-302 L.H.P.  
 THIS MORTGAGE, Made this 3rd day of April, 1968, by  
 Thomas J. Kingston and Christine M. Kingston, husband and wife,

, Mortgagee,  
 to Rose M. Freid, Forrest A. Freid and Melita E. Hall, as joint tenants with the  
 right of survivorship, Mortgagees,

WITNESSETH, That said mortgagor, in consideration of the sum of Four Thousand  
Five Hundred and 00/100 - - - - - (\$ 4,500.00 ) Dollars

to the mortgagor paid by 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:

The  $\frac{1}{2}$  of the following described property being a portion of Government Lot 22 in  
 Section 15, Township 36 South, Range 7 East of the Willamette Meridian, more particularly  
 described as follows:

Beginning at a point that is distant North  $13^{\circ}11'20''$  West, 1539.81 feet from the  
 quarter corner common to Sections 15 and 22 said Township and Range, said point of  
 beginning being also distant South  $84^{\circ}10'30''$  West 84.00 feet from the originally  
 located center line of main track of the Central Pacific Railway Company at  
 Engineer Station 4313+65.28; thence South  $84^{\circ}10'30''$  West, 133.0 feet to a point;  
 thence North  $5^{\circ}32'$  West 120.0 feet to a point; thence North  $84^{\circ}10'30''$  East 133.0 feet  
 to a point; thence South  $5^{\circ}32'$  East 120.0 feet to the point of beginning, being a part  
 of the land described in Deed recorded on page 204, Volume 56, as included in Patent  
 Number 802338, Deed Record Number 39461, United States to the Lamm Lumber Company,  
 recorded May 5, 1921 in the County Recorder's office at Klamath Falls, Oregon,

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 sur-  
 vivorship 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 one certain promissory note in words  
 and figures substantially as follows:

\$ 4,500.00 April 3, 1968.  
 Each of the undersigned promises to pay to the order of Rose M. Freid, Forrest A. Freid and Melita E.  
Hall, c/o Transamerica Title Insurance Co.  
 and upon the death of any of them, then to the order of the survivor of them, at Klamath Falls, Oregon.  
 - - - Four Thousand Five Hundred and 00/100 - - - - - DOLLARS,  
 with interest thereon at the rate of six percent per annum from April 15, 1968 until paid, payable in  
monthly installments, at the dates and in the amounts as follows: \$75.00 on May 15, 1968, and a like  
amount on the 15th day of each month thereafter;

interest to be paid with principal and is included in the payments above required; said payments shall continue until the  
 whole sum hereof, principal and interest, has been paid; if any of said installments is not so paid, the whole sum of both principal and  
 interest shall 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 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  
 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/ Thomas J. Kingston

s/ Christine M. Kingston

\* Strike words not applicable.

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.



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 mortgagor against loss or damage by fire, with extended coverage, in the sum of \$ insurable value.

gagor against loss or damage by fire, with extended coverage, in the sum of \$ insurable value. The mortgagor agrees to pay all reasonable costs incurred by the mortgagee 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 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, if 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 sums 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 assigns of said mortgagor and of said mortgagee respectively.

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

*Thomas J. Kingston* (SEAL)  
*Christine M. Kingston* (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 24 day of April, 1968, at 3:39 o'clock P. M., and recorded in book M-68 on page 3284, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

By *Dorothy Rogers* County Clerk-Recorder.

Fee: 3.00

STEVENS LAW FIRM, CO., PORTLAND, ORE.

Transamerica Title Insurance Co.

CALIFORNIA  
 STATE OF OREGON

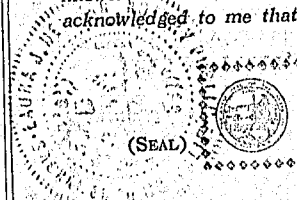
County of Sacramento

BE IT REMEMBERED, That on this 22 day of April, 1968,

before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Thomas J. Kingston and Christine M. Kingston, 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 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.



LAURA J. NEWMAN  
 Notary Public  
 Sacramento County  
 State of California

*Laura J. Newman*  
 Notary Public for California  
 My commission expires 11 May 1970