

29665

VOL. 1352 PAGE 1352

THIS INDENTURE WITNESSETH: That HAZEL E. O'KEEFE, a single woman

of the County of Klamath, State of Oregon, for and in consideration of the sum of SEVENTY-THREE HUNDRED FIFTY EIGHT AND 84/100 Dollars (\$7,358.84), to her in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell and convey unto LLOYD M. GIFT

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

Lots 37 and 38, LEWIS TRACTS, according to the duly recorded plat thereof on file in 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 LLOYD M. GIFT

his heirs and assigns forever.

THIS CONVEYANCE is intended as a Mortgage to secure the payment of the sum of SEVENTY-THREE HUNDRED FIFTY EIGHT AND 84/100 Dollars (\$7,358.84) in accordance with the terms of that certain promissory note of which the following is a substantial copy: together with such sums subsequent to December 31, 1968 as may be advanced to mortgagor by mortgagee:

\$7,358.84 Klamath Falls, Oregon December 31, 1968
On demand after date, each of the undersigned promises to pay to the order of Lloyd M. Gift at Klamath Falls, Oregon

SEVENTY-THREE AND FIFTY EIGHT AND 84/100's DOLLARS, with interest thereon at the rate of percent per annum from until paid. Interest to be paid and if 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. All or any portion of the principal hereof may be paid at any time. 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.

/s/ Hazel E. O'Keefe

2

No.

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 LLOYD M. GIFT

and his 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 HAZEL E. O'KEEFE her heirs or assigns.

Witness my hand and seal this 31st day of December, 1969

DONE IN THE PRESENCE OF

Hazel E. O'Keefe (SEAL)

(SEAL)

MORTGAGE

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

TC

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 20th day of FEBRUARY, 1969, at 9:40 o'clock A. M., on page 1352 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

County Clerk-Recorder.

By Charles H. Kestman

Deputy.

FEE \$ 3.00

AFTER RECORDING RETURN TO

Lloyd Gift

Bend, Ore.

STATE OF OREGON,

County of Klamath

BE IT REMEMBERED, That on this 17 day of February, 1969, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Hazel E. O'Keefe, a single woman

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she 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.

Notary Public for Oregon.

My Commission expires 12-13-71