

THIS MORTGAGE, Made this 23rd day of April, 1969,
by JAMES F. STILWELL and WINIFRED STILWELL, husband and wife, Mortgagor,
to D. D. REEDER, Mortgagee,

WITNESSETH, That said mortgagor, in consideration of Twenty-Four
Thousand and 00/100 ----- Dollars, to him paid by said mortgagee, does hereby
grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns, that cer-
tain real property situated in Klamath County, State of Oregon, bounded and described as
follows, to-wit:

An undivided one-half interest in and to the real
property attached hereto as Exhibit A.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining, and which may hereafter thereto belong or appertain, and the rents, issues and
profits therefrom, and any and all fixtures upon said premises at the time of the execution of this mortgage
or at any time during the term of this mortgage.

TO HAVE AND TO HOLD the said premises with the appurtenances unto the said mortgagee, his
heirs, executors, administrators and assigns forever.

This mortgage is intended to secure the payment of and promissory note, of which the
following is a substantial copy:

\$ 24,000.00 Klamath Falls, Oregon April 23, 1969
Payable three years after date, each of the undersigned promises to pay to the order of
D. D. REEDER
at Klamath Falls, Oregon
Twenty-Four Thousand and 00/100 ----- DOLLARS,
with interest thereon at the rate of six percent per annum from April 23, 1969 until paid. Interest to
be paid annually and if not so paid, the whole sum of both principal and interest to become im-
mediately 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 attorney's fees, even though no suit or
action is filed hereon; however, if such suit or action is filed, the amount of such 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/ James F. Stilwell

No. -----

And said mortgagor covenants to and with the mortgagee, his heirs, executors, administrators and assigns, 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, principal and interest, according to
the terms thereof; that while any part of said note 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 above described, when due and pay-
able 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 hereafter may be erected on the said premises continuously insured against loss or damage by fire and such other
hazards as the mortgagee may from time to time require, in an amount not less than the original principal sum of the note or
obligation secured by this mortgage, in a company or companies acceptable to the mortgagee, with loss payable first to the mort-
gagee and then to the mortgagor as their respective interests may appear; all policies of insurance shall be delivered to the mort-
gagee as soon as insured. Now if the mortgagor shall fail for any reason to procure any such insurance and to deliver said policies
to the mortgagee at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings,
the mortgagee may procure the same at mortgagor's expense; 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. At the request of the mortgagee, the mortgagor shall
join with the mortgagee in executing one or more financing statements pursuant to the Uniform Commercial Code, in form satis-
factory to the mortgagee, and will pay for filing the same in the proper public office or offices, as well as the cost of all lien
searches made by title officers or searching agencies as may be deemed desirable by the mortgagee.

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay said note 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; it being agreed that a failure 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 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 his 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 without waiver, however, of any right arising to the mortgagee for breach of covenant. And this mortgage may be foreclosed for principal, interest and all sums paid by the mortgagee 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 sums to be secured by the lien of this mortgage and included in the decree of foreclosure.

Each and all of the covenants and agreements herein contained shall apply to and bind the heirs, executors, administrators and assigns of said mortgagor and of said mortgagee respectively.

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

In construing this mortgage, it is understood that the mortgagor or mortgagee may be more than one person; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

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

James F. Stilwell
Winifred Stilwell

MORTGAGE

(FORM No. 105A)

TO

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the day of at o'clock M., and recorded in book on page of Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Title.

Deputy.

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this day of April, 1969, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named James F. Stilwell and Winifred Stilwell, husband and wife,

known to me to be the identical individuals 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.

Notary Public for Oregon.

My Commission expires

A tract of land situated in Tract 33A, Enterprise Tracts Subdivision, in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 3, T 39 S. R. 9 E.W.M., Klamath County, Oregon, more particularly described as follows;

Beginning at the cased monument marking the northwest corner of said Section 3; thence S 00°00'30" E along the westerly boundary of said Section 3, 826.8 feet, more or less, in its intersection with a line parallel with and 75 feet distant at right angles northeasterly from the centerline of South Sixth Street as the same is now located and constructed, said parallel line being also the northerly right of way line of said street; thence S 55°52'30" E along said parallel line 1741.84 feet to a 5/8 inch iron pin marking a point on the easterly right of way line of Austin Street with the location of said point being in conformance with record of survey No. 939 filed in the office of the Klamath County Surveyor which contains the original owners certification of original property corners; thence continuing S 55° 52' 30" E along said parallel line a distance of 310.00 feet to a 5/8 inch iron pin marking the True Point of Beginning of this description; thence N 34°07'30" E at right angles to South Sixth Street and parallel with Austin Street a distance of 250.00 feet to a 5/8 inch iron pin; thence S 55°52'30" E parallel with South Sixth Street a distance of 141.18 feet to a 5/8 inch iron pin with aluminum cap on the westerly line of that property described in Volume M68, Page 4736, Klamath County Deed Records; thence S 34°07'30" W parallel with Austin Street and along the westerly line of the last described property a distance of 250.00 feet to a 5/8 inch iron pin on the northerly right of way line of South Sixth Street, said point being the southwesterly corner of the above described property and from which a cross chiseled in the concrete sidewalk bears S 34°07'30" W 10.00 feet; thence N 55°52'30" W along the northerly right of way line of South Sixth Street a distance of 141.18 feet to the True Point of Beginning of this description. The above described tract of land contains 0.810 acres, more or less, with bearings based on existing deed records.

Filed for record at request of Klamath County Title Company

this 25th day of April A. D. 1969 at 4:51 o'clock P.M. and

dufy recorded in Vol. M 69, of Mortgages on Page 3093

Wm D. MILNE, County Clerk

Fee \$ 4.50

By C. J. Miller

Return
Klamath County Title Co
P.O. Box 151
Klamath Falls

28