

FORM No. 105A—MORTGAGE—One Page Long Form

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THIS MORTGAGE, Made this 6th day of April, 1970,
by ENSURED PREMIUM FINANCING CO., a copartnership consisting of STEVEN F. STILES, LINDA E. STILES, ELBERT W. STILES, WYOMING STILES, and DOUGLAS M. STILES, Mortgagee,
to LOTTIE GLENN Mortgagee,

WITNESSETH, That said mortgagor, in consideration of FORTY-SIX HUNDRED Dollars, to him paid by said mortgagee, does hereby grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns, that certain real property situated in Klamath County, State of Oregon, bounded and described as follows, to-wit: An undivided one-third interest in Government Lots 35 and 36 in Section 2-, Township 35 South, Range 7 East of the Willamette Meridian.

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 one promissory note, of which the following is a substantial copy:

\$ 4,600.00 Klamath Falls, Oregon April 6, 1970
Each of the undersigned promises to pay to the order of LOTTIE GLENN
at Klamath Falls, Oregon,
FORTY-SIX HUNDRED DOLLARS,
with interest thereon at the rate of 6 1/2 percent per annum from April 15, 1970, until paid, payable
in annual installments of not less than \$ 925.00 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 15th day of April, 1971, and a like payment on the 15th day of
every April thereafter, until the whole sum, principal and interest has been paid; if any of said install-
ments is 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. If this note is placed in the hands of any attorney for collection, each of the under-
signed 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 ap-
peal 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. ENSURED PREMIUM FINANCING CO., a copartnership
BY: Steven F. Stiles
Due 19, 1970 Wyoming Stiles Linda E. Stiles
Douglas M. Stiles Elbert W. Stiles
* Strike words not applicable.

FORM No. 217—INSTALLMENT NOTE (Oregon UCC) SC

GENERAL PARTNERS

STEVENS-NESS LAW PUB. CO. PORTLAND

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 the mortgagee shall 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 satisfactory 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 filing officers or searching agencies as may be deemed desirable by the mortgagee.

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The mortgagor warrants that the proceeds of the loan represented by the above described note and this mortgage are:
 (a) primarily for mortgagor's personal, family, household or agricultural purposes (see Important Notice below),
 (b) for an organization or (even if mortgagor is a natural person) are for business or commercial purposes other than agricultural purposes.

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 this mortgage, and shall bear interest at the same rate as said note without waiver, however, a part of the debt secured by this mortgage, and shall bear interest at the same rate as said note without waiver, however, 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 mortgagor 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 the day and year first above written.

ENSURED PREMIUM FINANCING CO., a copartnership

*IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable, the mortgagee MUST comply with the Truth-in-Lending Act and Regulation Z by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use S-N Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, use S-N Form No. 1306, or equivalent.

MORTGAGE

(FORM No. 102A)

TO

STATE OF OREGON,
 County of Klamath

I certify that the within instrument was received for record on the 20 day of April, 1970, at 3:39 o'clock P.M., and recorded in book 3113, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By *Arthur D. Milne* Deputy.

Fee \$3.00

TRANSAMERICA TITLE INSURANCE CO.

600 MAIN STREET

KLAMATH FALLS, OREGON 97601

STATE OF OREGON,
 County of Klamath

BE IT REMEMBERED, That on this 14th day of April, 1970, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named STEVEN F. STILES, LINDA E. STILES, ELBERT W. STILES, WYOMING STILES, and DOUGLAS M. STILES, known to me to be the identical individual 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.



Marybeth Thine
 Notary Public for Oregon
 My Commission expires Aug. 27, 1973

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