

THIS INDENTURE WITNESSETH: That LETA E. TIKKANEN

of the County of Klamath, State of Oregon, for and in consideration of the sum of Five thousand four hundred fifty-nine and 90/100 Dollars (\$5,459.90), to her, in-hand paid, the receipt whereof is hereby acknowledged, she has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell and convey unto Wayne Charles Walker, Susan K. Walker, of the County of Klamath, State of Oregon, the following described premises situated in Klamath County, State of Oregon, to-wit:

Easterly 90 feet of Lots 11 and 12, Block 6, North Bly, Klamath County, Oregon, together with all furniture and equipment and stock located thereon.

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 Leta E. Tikkanen

heirs and assigns forever.

THIS CONVEYANCE is intended as a Mortgage to secure the payment of the sum of Five thousand four hundred fifty-nine and 90/100 Dollars (\$5,459.90) in accordance with the terms of that certain promissory note of which the following is a substantial copy:

\$ 5,875.66 Klamath Falls, Oregon, January 1966

Each of the undersigned promises to pay to the order of WAYNE C. WALKER at Klamath Falls, Oregon,

FIVE THOUSAND EIGHT HUNDRED SEVENTY SIX & 66/100th DOLLARS

with interest thereon at the rate of seven percent per annum from date until paid, payable in monthly installments of not less than \$444.44 in any one payment; interest shall be paid and included in the minimum payments above required; the first payment to be made on the 1st day of March 1966, and a like payment on the 1st day of each month thereafter, until the whole sum, principal and interest has been paid; if any of said installments 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 undersigned promises and agrees to pay the reasonable collection costs of the holder hereof; and if suit or action is filed in any court of competent jurisdiction to enforce the payment of this note, the holder shall be entitled to recover (1) the 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.

Due 19

15/ Leta E. Tikkanen

Leta E. Tikkanen

At

No

The mortgagor warrants that the proceeds of the loan represented by the above described note and this mortgage are:

- (a) ~~for the purchase of real property for the mortgagor or for the household or agricultural purposes (see Important Notice)~~,
(b) for an organization or (even if mortgagor is a natural person) are for business or commercial purposes other than agricultural purposes.

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 Wayne Charles Walker and Susan K. Walker

and 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 Leta E. Tikkanen heirs or assigns.

Witness My hand this 2 day of July, 1976.

*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.

Leta E. Tikkanen

MORTGAGE

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

TO

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 22nd day of July, 1976, at 11:39 o'clock A.M., and recorded in book M70 on page 6087 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk

By Physic D. Milne Deputy

Fee \$3.00
AFTER RECORDING RETURN TO

Leta E. Tikkanen
But 26 By CW

STATE OF OREGON,

County of Klamath

BE IT REMEMBERED, That on this 22 day of July, 1976, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Leta E. Tikkanen

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.

20
Notary Public for Oregon.
My Commission expires 2/26/77