

THIS INDENTURE WITNESSETH: That LOWELL O. ANDERSON

of the County of Klamath, State of Oregon, for and in consideration of the sum of TEN AND NO/100ths Dollars (\$10.00), to him in hand paid, the receipt whereof is hereby acknowledged, he granted, bargained, sold and conveyed, and by these presents do grant bargain, sell and convey unto LORENE W. ANDERSON

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

The N $\frac{1}{2}$  of Section 6, Township 40 South, Range 14 East of the Willamette Meridian; and the E $\frac{1}{2}$  of SW $\frac{1}{4}$ , and SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 31, Township 39 South, Range 13 East of the Willamette Meridian. EXCEPTING THEREFROM the following described parcels conveyed to the United States of America:

1. That portion of Lot 2 Section 6, Township 40 S., Range 14 E.W.M. and that portion of SW $\frac{1}{4}$  of SE $\frac{1}{4}$  and E $\frac{1}{2}$  of SW $\frac{1}{4}$  Section 31, Township 39 S., Range 13 E.W.M. described in deed dated March 14, 1924, and recorded April 3, 1924 in Book 63 at page 614 of Deed Records of Klamath County, Oregon;
2. That portion of Lot 3, Section 6, Township 40 S., Range 14 E.W.M. described in deed dated March 14, 1924, and recorded April 3, 1924, in Book 63 at page 615 of Deed Records of Klamath County, Oregon;
3. That portion of S $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 6, Township 40 S., Range 14 E.W.M. described in deed dated November 23, 1925, and recorded February 16, 1926 in Book 69 at page 289 of Deed Records of Klamath County, Oregon;
4. That portion of SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 6, Township 40 S., Range 14 E.W.M. described in deed dated November 23, 1925 and recorded February 16, 1926 in Book 69 at page 290 of Deed Records of Klamath County, Oregon;
5. That portion of S $\frac{1}{2}$  of NW $\frac{1}{4}$  of Section 6, Township 40 S., Range 14 E.W.M. described in deed dated March 19, 1926 and recorded May 29, 1926 in Book 69 at page 607 of Deed Records of Klamath County, Oregon.

Subject to a first mortgage to Joe Potucek securing a note on which is now owed an approximate amount of \$50,000.00 in escrow at the U. S. National Bank, South 6th Street Branch, Klamath Falls, 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 LORENE W. ANDERSON

her heirs and assigns forever.

THIS CONVEYANCE is intended to be a second mortgage subordinate and junior to that first mortgage to Joe Potucek as above described. This conveyance is intended to secure the performance of the payment to be made to LORENE W. ANDERSON by LOWELL O. ANDERSON in accordance with paragraph 9 of that certain property settlement agreement dated October 11, 1967, entered into between Lorene W. Anderson and Lowell O. Anderson, and filed in the case of Lorene W. Anderson vs. Lowell O. Anderson, Circuit Court of Klamath County, Oregon, Case No. 67-358E.

That another mortgage covering other properties of a value of \$30,000.00, or more, may be substituted for this mortgage, in accordance with the above-mentioned property settlement agreement.

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WARRANTY DEED

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The mortgagor warrants that the proceeds of this 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, 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 LORENE W. ANDERSON

and her 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 LOWELL O. ANDERSON his heirs or assigns.

Witness my hand this 5th day of November, 19 70.

*Lowell O. Anderson*  
Lowell O. Anderson

\*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. 7)  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

TO

STATE OF OREGON,  
County of Klamath ss.

I certify that the within instrument was received for record on the 10th day of November, 19 70, at 2:26 o'clock P. M., and recorded in book M70 on page 10045 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title  
By *Cynthia Milne* Deputy

Fee \$3.00

AFTER RECORDING RETURN TO

*Arthur A. Bittel*  
*296 main st*  
*city*

STATE OF OREGON,

County of Klamath ss.

BE IT REMEMBERED, That on this 5th day of November, 19 70, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named LOWELL O. ANDERSON

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

*Jean Meyers*  
Notary Public for Oregon.  
My Commission expires 6-11-71

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