46549 VOL ZA PAGE 10092 REAL PROPERTY MORTGAGE — OREGON UNITED STATES NATIONAL BANK OF DREGON Mortgagor: Roland Schill and Maxine O. Schill Date July 18, 1970 Mortgages: CARE-FREE WALLS r, Contractor, Lender)

As security for a note from the above named Mortgagor to the above-named Mortgagee executed contemp forth above, the Mortgagor hereby mortgages to the Mortgagee the following described real property in Klamath Government Lot 6 in Section 36, Township 37 South, Range 6 East of the Willamette Meridian; and Government Lot 6 in Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, 2 \_\_\_  $\simeq$ If said note, or any extension or renewal thereof, is paid as agreed, this Mortgage shall be void. In case of default in the payments thereon, this Mortgage may be foreclosed as provided by law. During the term of this Mortgage, Mortgagor agrees to the following: 1. All taxes, assessments, liens and encumbrances of all kinds in connection with this property shall be paid promptly when due and if not so paid, Mortgagee shall have option of paying same, adding the cost to the debt secured by this Mortgage, the added amount drawing interest at the same rate as 2. Mortgagor agrees to cover said property and improvements with insurance as required by Mortgagee. If not so covered, Mortgagee the option of purchasing such coverage, adding the cost to debt secured by this Mortgage, the added amount drawing interest at the same 3. Mortgagor will keep all improvements on the property in good order and repair and will not commit or suffer any waste of the premises, nor remove from the premises any of the improvements. 4. Mortgagor hereby assigns to Mortgagee all leases, rentals, and the income from these during the term of the Mortgage. 5. During the term of this Mortgage any additions or improvements shall be covered by this Mortgage. 6. In the event any suit or action is instituted to foreclose this Mortgage, or in the event of any appeal t and disbursements allowed by law, and such sum as the court may adjudge reasonable as attorneys' fee age and included in the decree of foreclosure, and will draw interest at the same rate as the note. STATE OF OREGON County of Mule from al Ss On this 9 day Manules 70, before me personally appeared C. A. Buffon, witness, who is personally known to me to be the preper person whose name is subscribed to the foregoing instrument as a witness, thereto. He, being duly, sworn and marine of the foregoing instrument as parties thereto, sign and deliver the same and he liesed them acknowledge that they executed the same, and that per the witness, thereupon signed his name as a witness thereto at the request of said Carata Doulle and Maybre O Schull

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this 12th day of November A. D., 1970 at 11:32 o'clock A., and duly recorded in

fee \$1.50 /8 By Light Hulldge

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of ......Transamerica.Title.Company...

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