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VOI/17/ PAGE 1659

NOTE AND MORTGAGE

THE MORTGAGOR, Edwin D. Kentner and Mildred A. Kentner, husband and wife,

mortgages to the STATE OF OREGON, represented and acting by the Director of Veterans' Affairs, pursuant to ORS 407.030, the follow-

plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

with the tenements, heriditaments, rights, privileges, and appurtenances including roads and easements used in connection premises; electric wiring and fixtures; furnace and heating system, water heaters, fuel storage receptacles; plumbing, ig, water and irrigating systems; screens, doors; window shades and blinds, shutters; cabinets, built-ins, linoleums and floor s, built-in stoves, ovens, electric sinks, air conditioners, refrigerators, freezer, dishwashers; and all fixtures now or hereafter in or on the premises; and any shrubbery, flora, or timber now growing or hereafter planted or growing thereon; and any ents of any one or more of the foregoing items, in whole or in part, all of which are hereby declared to be appurtenant to the dial of the rents, issues, and profits of the mortgaged property;

to secure the payment of Seventeen Thousand Four Hundred and no/100 -----

(s 17, 400.00 ----, and interest thereon, evidenced by the following promissory note:

I promise to pay to the STATE OF OREGON Seventeen Thousand Four Hundred and no/100 --Oregon, at the rate of four percent per annum on a principal balance of \$18,500.00 ----- or less and 6.4 percent per annum on the principal balance in excess thereof, principal and interest to be paid in lawful money of the

United States at the office of the Director of Veterans' Affairs in Salem, Oregon, as follows: \$ 97.00 ----on or before May 1, 1971 -----and \$ 97.00 on the 1st of each month ----on the premises described in the mortgage, and continuing until the full amount of the principal, interest and advances shall be fully paid, such payments to be applied first as interest on the unpaid principal, the remainder on the principal

The due date of the last payment shall be on or before April 1, 1994. In the event of transfer of ownership of the premises or any part thereof, I will continue to be liable for payment and the balance shall draw interest as prescribed by ORS 407.070 from date of such transfer. This note is secured by a mortgage, the terms of which are made a part hereof,

Dated at Klamath Falls, Oregon

mildred a Kentre

The mortgagor or subsequent owner may pay all or any part of the loan at any time without penalty.

The mortgagor covenants that he owns the premises in fee simple, has good right to mortgage same, that the premises are free from encumbrance, that he will warrant and defend same forever against the claims and demands of all persons whomsoever, and this covenant shall not be extinguished by foreclosure, but shall run with the land.

MORTGAGOR FURTHER COVENANTS AND AGREES:

- 1. To pay all debts and moneys secured hereby;
- Not to permit the buildings to become vacant or unoccupied; not to permit the removal or demolishment of any buildings or improvements now or hereafter existing; to keep same in good repair; to complete all construction within a reasonable time in accordance with any agreement made between the parties hereto;
- 3. Not to permit the cutting or removal of any timber except for his own domestic use; not to commit or suffer any waste;
- 4. Not to permit the use of the premises for any objectionable or unlawful purpose;
- 5. Not to permit any tax, assessment, llen, or encumbrance to exist at any time;
- Mortgagee is authorized to pay all real property taxes assessed against the premises and add same to the principal, each of the advances to bear interest as provided in the note;
- 7. To keep all buildings unceasingly insured during the term of the mortgage, against loss by fire and such other hazards in such company of companies and in such an amount as shall be satisfactory to the mortgage; to deposit with the mortgage all such policies with receipts showing payment in full of all premiums; all such insurance shall be made payable to the mortgage; if the mortgager falls to effect the insurance, the mortgage may secure the insurance and the cost shall be added to the principal, deemed a debt due and shall be secured by this mortgage; insurance shall be kept in force by the mortgage in case of foreclosure until the period of redemption expires;

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8. Mortgages shall be switched at the	
tarily released, same to be applied upon the in	n and damages received under right of eminent domain, or for any security volun- debtedness:
10. To promptly notify mortgagee in writing of a furnish a copy of the instrument of transfer to not entitled to a loan or 4% interest rate under ments due from the date of transfer; in all oth transfer shall be valid unless same contains a c gage and agrees to pay the indelthedness seems.	of same, without written consent of the mortgagee; transfer of ownership of the premises or any part or interest in same, and to o the mortgagee; any purchaser shall assume the indebtedness, and purchasers ORS 407.010 to 407.210 shall pay interest as prescribed by ORS 407.070 on all pay- er respects this mortgage shall remain in full force and effect; no instrument of overnant of the grantee whereby the grantee assumes the covenants of this mort-
The mortgagee may, at his option, in case of def in so doing including the employment of an attorn interest at the rate provided in the note and all sue and shall be secured by this mortgage.	ault of the mortgagor, perform same in whole or in part and all expenditures made ey to secure compilance with the terms of the mortgage or the note shall draw h expenditures shall be immediately repayable by the mortgagor without demand
Default in any of the covenants or agreement other than those specified in the application, except shall cause the entire indebtedness at the option of mortgage subject to foreclosure.	s herein contained or the expenditure of any portion of the loan for purposes by written permission of the mortgagee given before the expenditure is made, the mortgagee to become immediately due and payable without notice and this
The failure of the mortgagee to exercise any o breach of the covenants.	ptions herein set forth will not constitute a waiver of any right arising from a or shall be liable for the cost of a title search, attorney fees, and all other costs
Upon the breach of any covenant of the mort collect the rents, issues and profits and apply same, have the right to the appointment of a receiver to col. The covenants and agreements herein shall extensisings of the respective parties hereto.	gage, the mortgagee shall have the right to enter the premises, take possession, less reasonable costs of collection, upon the indebtedness and the mortgagee shall lect same.
It is distinctly understood and agreed that this ORS 407.010 to 407.210 and any subsequent amendme after be issued by the Director of Veterans' Affairs pt WORDS: The masculine shall be deemed to in applicable herein.	mortgage is subject to the provisions of Article XI-A of the Oregon Constitution, nts thereto and to all rules and regulations which have been issued or may here-transment to the provisions of ORS 407.020.
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IN WITNESS WHEREOF, The mortgagors have	set their hands and seals this 25 day of February 71
함, 설립 [편집합니다 관리 12] 하는 1.2 7 현실 1.2 경우를 하는 10 %	· · · · · · · · · · · · · · · · · · ·
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	made a lentra (Seal)
	(Seal)
TATE OF OREGON.	CKNOWLEDGMENT
County of Klamath	}ss. February 25, 1971
Before me, a Notary Public, personally appeared	the within named Edwin D.Kentner and Mildred A. Kentner,
	is wife, and acknowledged the foregoing instrument to be their voluntary
t and deed,	마루 사용 경기 등에 가는 사람이 있다. 그 사용 사람들은 것이 되었다. 그 사용 기계를 받는 것이 되었다.
WITNESS by hand and official seal the day and y	car last above written.
	Gell marrald
	Notary Public For Oregon
	My Commission expires April 4, 1971
	MORTGAGE
IOM	L- 80317-K
ATE OF OREGON.	TO Department of Veterans' Affairs
County of Klamath	}ss.
I certify that the within was received and duly re-	corded by me in
	bruary Wm.D.Milne County Clerk
Cyntha Compleel	County Clerk
회교육 생각은 내가 있는 그렇게 걸어가 있다.	불레이지는 열측 회장으로 이번 생물을 받으면 이 일당되었다.
ed February 26th, 1971 at	
County Clerk After recording return to:	By Cyntha any 609, Deputy.
EPARTMENT OF VETERANS' AFFAIRS General Services Building	
Salem, Oregon 97310	후열 시작에 있는 회사에는 이 불이 하는것.

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