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VOL 117/ PAGE 7182

This Indenture, made this 2nd day of July, 1971, between

FRANK W. BORGES

herein

after called "Mortgagor", and BANK OF KLAMATH COUNTRY

hereinafter called "Mortgagee";

WITNESSETH:

For value received by the Mortgagor from the Mortgagee, the Mortgagor has bargained and sold and does hereby grant, bargain, sell and convey unto the Mortgagee, all the following described property situate in

Klamath County, Oregon, to wit:

Beginning 854.4 feet West of the center of Section One, Township Forty (40), South, Range Seven (7) East of the Willamette Meridian; thence North 620 feet to the south side of the Ashland-Klamath Falls State Highway; thence South 75° 45' West, 200 feet; thence North 70° 15' West, 200 feet; thence North 45° West 200 feet; thence North 8° 45' West, 400 feet; thence North 45° West, 75 feet along the said State Highway; thence South 1122.6 feet; thence East 630.3 feet to the place of beginning, containing 11.12 acres, more or less.

Also:

Beginning at a point 600 feet West of the center of Section 1, Township 40 South, Range 7 East Willamette Meridian, Oregon; thence North 779 feet to the South side of Ashland-Klamath Falls Highway; thence South 58° West 300 feet; thence South 620 feet; thence East 254.4 feet to the place of beginning, containing 4.08 acres; also

Beginning at a point 400 feet West of the center of Section 1, Township 40 South, Range 7 East Willamette Meridian; thence North 900 feet to South side of Ashland-Klamath Falls Highway; thence South 58° 45' West 233 feet; thence South 779 feet; thence East 200 feet to the place of beginning, containing 3.9 acres.

together with the tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in anywise appertaining; also all such apparatus, equipment and fixtures now or hereafter situate on said premises, as are ever furnished by landlords in letting unfurnished buildings similar to the one situated on the real property hereinabove described, including, but not exclusively, all fixtures and personal property used or intended for use for plumbing, lighting, heating, cooking, cooling, ventilating or irrigating, linoleum and other floor coverings attached to floors, and shelving, counters, and other store, office and trade fixtures; also the rents, issues and profits arising from or in connection with the said real and personal property or any part thereof.

To Have and To Hold the same unto the Mortgagee, its successors and assigns, forever.

And the Mortgagor does hereby covenant to and with the Mortgagee, that he is lawfully seized in fee simple of the said real property, that he is the absolute owner of the said personal property, that the said real and personal property is free from encumbrances of every kind and nature, and that he will warrant and forever defend the same against the lawful claims and demands of all persons whomsoever.

N-127 UB 6-48 INDIVIDUAL—RESIDENTIAL OR BUSINESS

OK 106462

11:50 JUL

VA
July
1810
to
Adm

July 12

July 12 - 1971 11:50 am

VA AND BUS
SERVICE DATA

REMARKS

AUTHENTICATION