

54496

VOL 71 PAGE 2593

THIS INDENTURE WITNESSETH: That

HILTON R. THOMAS, A SINGLE MAN

of the County of KLAMATH, State of OREGON, for and in consideration of the sum of SIXTEEN THOUSAND AND NO/100 ~~DOLLARS~~ Dollars (\$ 16,000.00 ), to HIM in hand paid, the receipt whereof is hereby acknowledged, he S granted, bargained, sold and conveyed, and by these presents do ES grant bargain, sell and convey unto M.A. CARTER AND JACQUELINE F. CARTER, HUSBAND AND WIFE

of the County of KLAMATH, State of OREGON, the following described premises situated in KLAMATH County, State of OREGON, to-wit:

LOTS TWO, THREE, AND FOUR, BLOCK TWELVE ; LOT FIVE, BLOCK (9) NINE; LOTS ELEVEN AND SIXTEEN, BLOCK THIRTEEN ; TRACT 1003, THIRD ADDITION TO MOYINA, ACCORDING TO THE DULY RECORD PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

THIS MORTGAGE IS GIVEN IN CONSIDERATION OF THE SATISFACTION OF THAT CERTAIN MORTGAGE BETWEEN THE AFOREMENTIONED PARTIES RECORDED IN BOOK 71 PAGE 7348 ON JULY 13, 1971 OF KLAMATH COUNTY COUNTY MORTGAGE RECORDS.

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 M.A. CARTER AND JACQUELINE F. CARTER, HUSBAND AND WIFE

THEIR heirs and assigns forever. THIS CONVEYANCE is intended as a Mortgage to secure the payment of the sum of SIXTEEN THOUSAND AND NO/100 ~~DOLLARS~~ Dollars (\$ 16,000.00 ) in accordance with the terms of THAT certain promissory note of which the following is a substantial copy:

\$ 16,000.00

NINETY DAYS

KLAMATH FALLS, OREGON, JULY 20, 1971

after date, I (or if more than one maker) we jointly and severally promise to pay to the order of M.A. CARTER AND JACQUELINE F. CARTER at KLAMATH FALLS, OREGON

SIXTEEN THOUSAND AND NO/100 ~~DOLLARS~~ DOLLARS,

with interest thereon at the rate of 10% per annum from DATE until paid; interest to be paid AT MATURITY and if not so paid, all principal and interest, at the option of the holder of this note, to become immediately due and collectible. Any part hereof may be paid at any time. If this note is placed in the hands of an attorney for collection, I/we promise and agree to pay holder's reasonable attorney's fees and collection costs, even though no suit or action is filed hereon; if a suit or an action is filed, the amount of such reasonable attorney's fees shall be fixed by the court or courts in which the suit or action, including any appeal therein, is tried, heard or decided.

/s/ HILTON R. THOMAS

THE MORTGAGOR, James A.

GRANTORS. BOBBY I

WARRANTY DEED TO CRI

This In

July 20

FORM No. 716

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The mortgagor warrants that the proceeds of the 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 M.A. CARTER AND JACQUILINE F. CARTER, HUSBAND AND WIFE

and THEIR 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 HILTON R. THOMAS

HIS heirs or assigns.



Witness MY hand this 20TH day of JULY, 1971

\*IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and if the mortgagee is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the mortgagee MUST comply with the Act and Regulation by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use Stevens-Ness Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, use Stevens-Ness Form No. 1306, or equivalent.

*Hilton R. Thomas*

# MORTGAGE

(FORM No. 7)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

TO

STATE OF OREGON,

County of OREGON

I certify that the within instrument was received for record on the 20th day of JULY, 1971, at 11:20 o'clock A.M., and recorded in book 44.71 on page 7593. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

W. D. MILNE

COUNTY CLERK

Title Deputy.

FILE \$3.00 AFTER RECORDING RETURN TO

*By Hilton R. Thomas*  
*W. D. Milne*  
*Rec'd 1575*  
*Hilmonah Falls*  
*Oregon 97601*

STATE OF OREGON,

County of KLAMATH

ss.

BE IT REMEMBERED, That on this 20TH day of JULY, 1971, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named HILTON R. THOMAS, A SINGLE MAN

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.

*W. D. Matthews*  
 Notary Public for Oregon.  
 My Commission expires 3-23-1974

THE MORTGAGOR, James A.

GRANTORS. BOBBY J

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