

WITNESSETH: That WINIFRED V. HAWKINS, a single woman,

hereinafter called the mortgagors, whether singular or plural, in consideration of the sum of

DOLLARS,

SIX HUNDRED TWENTY
to them paid, by ROSCOE CANNON, dba Cannon's Flying Realty, in the form
of a realty broker's commission,

hereinafter called mortgagees, whether singular or plural, do grant, bargain, sell and convey unto said mort-
gagees, the following described real property, situated in Lane County, State of Oregon, to-wit:

A portion of the NE 1/4 of the NE 1/4 of Section 36, Township
24 South, Range 8 East, Willamette Meridian, Klamath County,
Oregon, more particularly described as follows:

Beginning at a point on the North line of said NE 1/4 NE
1/4 which is West a distance of 210.0 feet from the North-
east corner of said Section 36, said point also being the
Northwest corner of parcel conveyed to Alvie E. Bishop
and Mildred Leatha Bishop, husband and wife, by deed re-
corded in Volume 350, Page 346, records of Klamath County,
Oregon; thence South 0°39' West along the West line of said
Bishop parcel a distance of 541.94 feet to the Northwesterly
right-of-way line of the Klamath-Northern Railroad; thence
South 39°37' West along said right-of-way line, a distance
of 175.0 feet to the South line of a roadway; thence North
89°50'17" West, parallel to the North line of said Section
36 a distance of 442.0 feet to a point; thence North 39°37'
East, parallel to said railroad right-of-way, a distance of
875.0 feet, more or less, to the point of beginning, and
containing 4.15 acres, more or less.

TO HAVE AND TO HOLD the said premises, with appurtenances, unto the said mortgagees, their heirs and
assigns forever, subject to all outstanding encumbrances on such property.

This conveyance is intended as a mortgage to secure the payment of \$620.00 together with
interest at the rate of 7 per cent per annum in accordance with the terms of a certain promissory note ,
the terms of which are incorporated herein by reference, dated the day of June , 1971 ,
payable at the rate of \$50.00 per month including interest, the first payment
to be made on or before July 15, 1971, at Cannon's Flying Realty, Cottage
Grove, Oregon.

TO SAID MORTGAGEES OR ORDER

The mortgagors covenant and agree with, the mortgagees as follows: That they are the owners in fee simple of the
above described premises and that they are free from all encumbrances except as hereinabove set forth.

That they will pay the indebtedness hereby secured promptly, according to the terms of said promissory note. That they
will pay all taxes, liens and assessments of any nature hereafter levied or imposed, or becoming payable, upon said premises
before the same become delinquent. That they will keep the buildings on said premises insured against loss or damage by fire,
by some insurance company acceptable to the mortgagees with loss, if any, payable to the mortgagees as their interest may
appear, in the sum of at least \$, and deliver such policy or policies of insurance to the mortgagees, until the
sums secured by this mortgage are fully paid with interest. That they will keep the buildings and improvements on said
premises in good repair and will not commit or suffer any waste of said premises.

If the mortgagor shall fail to pay any such tax lien or assessment, or fail to maintain such fire insurance the mortgagees
may pay the same or procure said insurance, and pay the cost thereof, and all payments by the mortgagees for any such pur-
pose shall be added to the indebtedness hereby secured, and shall be repayable on demand, with interest until repaid.

For the purpose of further securing said indebtedness and performance of the covenants herein contained, the mort-
gagors hereby sell and assign to the mortgagees any and all rentals accruing or to accrue on said premises, during the life
of this mortgage.

Now, if the said mortgagors shall pay or cause to be paid all moneys which may become due upon said promissory note
and shall otherwise comply with the terms and conditions hereof, this conveyance shall be void; but in case default shall be
made in the payment of the indebtedness hereby secured, or any part thereof, principal or interest, or in any of the cove-
nants or agreements herein contained, then the Mortgagees or their assigns, may declare the entire indebtedness hereby se-
cured immediately due and payable, and foreclose this mortgage and cause said mortgaged premises to be sold in the manner
provided by law, and out of the moneys arising from such sale retain the principal and interest together with any sums ad-
vanced as provided herein, with interest as aforesaid, together with costs and charges of such foreclosure suit and sale, includ-
ing such sum as the court may adjudge reasonable as an attorney's fee to be allowed the plaintiff, and the overplus, if any
there be, pay over to the mortgagors, their heirs and assigns.

IN WITNESS WHEREOF, the mortgagors have hereunto set their hands and seals this 26 day of
June, 1971



STATE OF OREGON

County of

Be it remembered that on this 26 day of June, 1971
personally came before me, a Notary Public in and for said county, the within named

WINIFRED V. HAWKINS, a single woman, to me personally
known to be the identical person described in and who executed the within instrument, and acknowledged
to me that she executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and seal this day and year last above written.

My Commission expires

11-3-71

Roscoe Cannon
Notary Public for Oregon.

CASCADE TITLE COMPANY

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STATE OF OREGON
County of Klamath
July 23
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Compliments of
CASCADE TITLE COMPANY
345-0524
Real Estate Mortgage

CASCADE TITLE COMPANY

In, Or, & Esch.
County of Klamath
Laid for record at request of
Connor's Flying Realty
in this 26 day of July A.D. 1971
at 10:58 o'clock A.M. and is
recorded in Vol. M71 of Mrgs.
Page 7776
Wm D. MILNE, County Clerk
By *Wm D. Milne* Deputy
Fee \$3.00

Return To:

Connors Flying Realty
1242 Eastman
Cottage Grove, Ore
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STATE OF OREGON

County of Klamath

July 23

Personally appeared the
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