

SN

THIS MORTGAGE, Made this 17 th. day of July, 19 71,  
by DEAN CHARLES ENGELSON Mortgageor,to PATRICIA DUMONT Mortgagee,  
WITNESSETH, That said mortgageor, in consideration of TWO THOUSAND AND NO/100ths  
Dollars, to him paid by said mortgagee, does hereby  
grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns, that cer-  
tain real property situated in Klamath County, State of Oregon, bounded and described as  
follows, to-wit:The South 330 feet of the NE 1/4 NW 1/4, Section 26 Township 33, South  
Range 7 1/2 E.W.M., Klamath County, Oregon

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining, and which may hereafter thereto belong or appertain, and the rents, issues and  
profits therefrom, and any and all fixtures upon said premises at the time of the execution of this mortgage  
or at any time during the term of this mortgage.

TO HAVE AND TO HOLD the said premises with the appurtenances unto the said mortgagee, his  
heirs, executors, administrators and assigns forever.

This mortgage is intended to secure the payment of that promissory note, of which the  
following is a substantial copy:

COPY

\$ 2,000.00 Klamath Falls, Oregon, July 17, 19 71.  
Each of the undersigned promises to pay to the order of PATRICIA DUMONT  
at Klamath Falls, Oregon  
TWO THOUSAND AND NO/100ths DOLLARS,  
with interest thereon at the rate of seven percent per annum from July 15, 1971 until paid, payable  
in monthly installments of not less than \$ 50.00 in any one payment; interest shall be paid  
monthly and is included in the minimum payments above required; the first payment to be made  
on the 15th day of August, 19 71, and a like payment on the 15th day of  
each month thereafter, until the whole sum, principal and interest has been paid; if any of said install-  
ments is not so paid, the whole sum of both principal and interest to become immediately due and collectible at the  
option of the holder of this note. If this note is placed in the hands of any attorney for collection, each of the under-  
signed promises and agrees to pay the reasonable collection costs of the holder hereof; and if suit or action is filed  
hereon, also promises to pay (1) holder's reasonable attorney's fees to be fixed by the trial court and (2) if any ap-  
peal is taken from any decision of the trial court, such further sum as may be fixed by the appellate court, as the  
holder's reasonable attorney's fees in the appellate court.

Due At *Sanatoga, Calif* *Dean Charles Engelson*

And said mortgageor covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawfully  
seized in fee simple of said premises and has a valid, unencumbered title thereto

and will warrant and forever defend the same against all persons; that he will pay said note, principal and interest, according to  
the terms thereof; that while any part of said note remains unpaid he will pay all taxes, assessments and other charges of every  
nature which may be levied or assessed against said property, or this mortgage or the note above described, when due and pay-  
able and before the same may become delinquent; that he will promptly pay and satisfy any and all liens or encumbrances that  
are or may become liens on the premises or any part thereof superior to the lien of this mortgage; that he will keep the buildings  
now on or which hereafter may be erected on the said premises continuously insured against loss or damage by fire and such other  
hazards as the mortgagee may from time to time require, in an amount not less than the original principal sum of the note or  
obligation secured by this mortgage, in a company or companies acceptable to the mortgagee, with loss payable first to the mort-  
gagee as soon as insured. Now if the mortgageor shall fail for any reason to procure any such insurance and to deliver said policies  
to the mortgagee at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings,  
the mortgagee may procure the same at mortgageor's expense; that he will keep the buildings and improvements on said premises  
in good repair and will not commit or suffer any waste of said premises. At the request of the mortgagee, the mortgageor shall  
join with the mortgagee in executing one or more financing statements pursuant to the Uniform Commercial Code, in form satis-  
factory to the mortgagee, and will pay for filing the same in the proper public office or offices, as well as the cost of all lien  
searches made by filing officers or searching agencies as may be deemed desirable by the mortgagee.

together with the  
ventilating, water  
coverings, built-in  
installed in or on  
replacements of an  
land, and all of the

to secure the paym

\$17,850.00--

I promise to  
no/100--Do  
Oregon, at the rate  
percent per annum  
United States

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 investment or other business purpose, or for the purchase of real estate, or for the purpose of refinancing a loan secured by a mortgage on real estate.~~

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay said note according to its terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the payment of said note; it being agreed that a failure to perform any covenant herein, or if a proceeding of any kind be taken to foreclose any lien on said premises or any part thereof, the mortgagee shall have the option to declare the whole amount unpaid on said note or on this mortgage at once due and payable, and this mortgage may be foreclosed at any time thereafter. And if the mortgagor shall fail to pay any taxes or charges or any lien, encumbrance or insurance premium as above provided for, the mortgagee may at his option do so, and any payment so made shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the same rate as said note without waiver, however, of any right arising to the mortgagee for breach of covenant. And this mortgage may be foreclosed for principal, interest and all sums paid by the mortgagee at any time while the mortgagor neglects to repay any sums so paid by the mortgagee. In the event of any suit or action being instituted to foreclose this mortgage, the mortgagee agrees to pay all reasonable costs incurred by the mortgagee for title reports and title search, all statutory costs and disbursements and such further sum as the trial court may adjudge reasonable as plaintiff's attorney's fees in such suit or action, and if an appeal is taken from any judgment or decree entered therein mortgagor further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal, all sums to be secured by the lien of this mortgage and included in the decree of foreclosure.

Each and all of the covenants and agreements herein contained shall apply to and bind the heirs, executors, administrators and assigns of said mortgagor and of said mortgagee respectively.

In case suit or action is commenced to foreclose this mortgage, the Court, may upon motion of the mortgagee, appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure, and apply the same, after first deducting all of said receiver's proper charges and expenses, to the payment of the amount due under this mortgage.

In construing this mortgage, it is understood that the mortgagor or mortgagee may be more than one person; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said mortgagor has hereunto set his hand the day and year first above written.

*Dean Charles Engelson*

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

# MORTGAGE

(FORM No. 105A)

TO

STATE OF OREGON,  
County of KIAMATH

I certify that the within instrument was received for record on the 27 day of July, 1971, at 11:30 o'clock A.M., and recorded in book M71 on page 7806, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By *Richard Beasley*

Fee: \$3.00 Deputy

STEVEN-NEES LAW PUB. CO., PORTLAND, ORE.

*121 S. 6th City*

CALIFORNIA  
STATE OF OREGON

County of Santa Clara

BE IT REMEMBERED, That on this 17 day of July, 1971, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named Dean Charles Engelson

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.

Notary Public for Oregon, CALIFORNIA  
My Commission expires

together with the with the premise ventilating water coverings, built-in installed in or on replacements of the land, and all of the

to secure the payment

(\$17,850.00--

I promise to no/100-- Do Oregon, at the rate percent per annum United States

July 27-1971 - 11:20 am