

SN

THIS MORTGAGE, Made this 23rd day of July, 1971,
by LINDA LOU WILSON formerly LONDA LOU SMITH
to JUDY Y. SMITH Mortgagee,

WITNESSETH, That said mortgagor, in consideration of THREE THOUSAND AND NO/100 Dollars, to him paid by said mortgagee, does hereby grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns, that certain real property situated in Klamath County, State of Oregon, bounded and described as follows, to-wit:

That part of Lots 1 and 2, Block 40, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, and that part of vacated Oregon Avenue vacated by Ord. 4914, recorded in Deed Book 283, page 315, described as follows: Beginning at the most Southerly corner of Lot 1, Block 40 BUENA VISTA ADDITION to the City of Klamath Falls; thence Northwesterly along the Westerly line of said Lot 1, North 31° 16' 30" West, 50 feet; thence North 58° 44' East, 140.11 feet to a point of intersection with a Northerly prolongation of the Easterly line of Lot 1, said Block 40; thence south 31° 17' East along a prolongation of the Easterly line of said Lot 1 and the Easterly line of Lot 1 and 2, Block 40, 60 feet; thence Southwest-erly and parallel to the Southerly line of Lot 1, Block 40, to the Westerly line of Lot 2, Block 40; thence North 31° 16' 30" West along the westerly line of Lot 2, Block 40, to the point of beginning.

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 a promissory note, of which the following is a substantial copy:

\$ 3,000.00... Klamath Falls Ore July 23, 1971
one year after date, I (or if more than one maker) we jointly and severally promise to pay to the order of Judy Y. Smith
at R J Smith, 210 N. 4th St., Kl. Fall, Oregon, THREE THOUSAND AND NO/100 (\$3,000.00) DOLLARS,
with interest thereon at the rate of 8% per annum from date hereof until paid; interest to be paid one year 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/ Linda Lou Wilson

FORM No. 216—PROMISSORY NOTE.

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

And said mortgagor 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 payable 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 mortgagee and then to the mortgagor as their respective interests may appear; all policies of insurance shall be delivered to the mortgagee as soon as insured. Now if the mortgagor 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 premises, the mortgagee may procure the same at mortgagor'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 mortgagor shall join with the mortgagee in executing one or more financing statements pursuant to the Uniform Commercial Code, in form satisfactory 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.

12

FHA FC
Rev. O

bel

F

F

F

F

F

F

F

F

F

F

F

F

F

F

F

F

F

F

F

F

F

F

F

F

F

\$ 8,759.92

Each of

- Eight

with interest the

in month

with principal

on the 1st

not paid, the who

holder of this note

and agrees to pay

action is filed here

fixed by the court

Due

At

* Strike words not applicable

FORM No. 217—INSTALLMENT NO

And said mo

seized in fee simple

to mortgage

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, 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 pro-
 ceeding 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 fore-
 closed at any time thereafter. And if the mortgagor shall fail to pay any taxes or charges or any lien, encumbrance or insurance
 a part of the debt secured by this mortgage, and shall bear interest at the same rate as said note shall be added to and become
 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
 gagee for title reports and title search, all statutory costs and disbursements and such further sum as the trial court may adjudge
 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.

Linda Lou Wilson

*IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not ap-
 plicable; 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.

MORTGAGE

(FORM No. 105A)

TO

STATE OF OREGON,
 County of Klamath

I certify that the within instru-
 ment was received for record on the
 19th day of AUGUST
 1971, at 9:50 o'clock A.M.,
 and recorded in book M.71 on
 page 8190, Record of Mortgages
 of said County.

Witness my hand and seal of
 County affixed.

By *W. D. Milne*
 COUNTY CLERK Title.

By *W. D. Milne*
 FEE \$3.00 Deputy
 STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

20-91-1/14
 City

STATE OF OREGON,

County of Klamath ss.

BE IT REMEMBERED, That on this 23rd day of July, 1971,
 before me, the undersigned, a notary public in and for said county and state, personally appeared the within
 named LINDA LOU WILSON

known to me to be the identical individual described in and who executed the within instrument and
 acknowledged to me that she 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.
 My Commission expires 12-13-71

FHA FC
 Rev. O.

bel

28-1100

\$ 8,759.92
 Each of

- - Eight
 with interest the
 in month
 with principal
 on the 1st

not paid, the who
 holder of this note
 and agrees to pay
 action is filed here
 fixed by the court

Due

At

* Strike words not applicable

FORM No. 217—INSTALLMENT NO

And said mon
 seized in fee simple
 to mortgage