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This Indenture, made this 22nd day of September, 1971, between
CLIFTON J. RIVET AND LOIS F. RIVET, husband and wife,

hereinafter
called "Mortgagor", and FIRST NATIONAL BANK OF OREGON, a national banking association, 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:

LOT 5 BLOCK 114, BUENA VISTA ADDITION to the City
of Klamath Falls, in Klamath County, Oregon.

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.