Vol. 12 Page 60514 INSTALMENT NOTE & MORTGAGE HOME REMODELING LOAN First Federal Savings & Loan Association painales a bolya les ond Klamath Falls, Oregon For value received, the undersigned promise to pay to the order of First Federal Savings & Loan Association of Klamath Falls, Klamath Falls, Oregon the amount stipulated herein as TIME BALANCE in equal monthly instalments shown herein as MONTHLY PAYMENT beginning on the date set forth herein as FIRST PAYMENT DUE and on the same day of each month thereafter, together with interest from maturity at more than fifteen days past due, the undersigned shall pay to the halder thereof a late charge of five cents for each one dollar of such past due instalment. Should any instalment due hereunder become more than fifteen days past due, the holder hereof may declare any balance then owing due and payable. If suit or action be brought on this note, the undersigned agree to pay such costs and attorney's fees as the trial Down Payment . . . . . . . Principal Balance . . . . . . . . . . . . . . . . 5,000.00 Monthly Payments . . . . . \$ 104.26 signed agree to pay such costs and attorney's fees as the trial court may adjudge reasonable, and on appeal, if any, similar fees in the appellate court to be fixed by that court, and it First Payment Due March 2 X 19 72 to secure the payment of this note, the undersigned hereby mortgage to the First Federal Savings & Loan Association of Klamath Falls, Klamath Falls, Oregon, the real property situated at: Klamath Falls, Oregon 97601 County 4820 South Sixth Street and more specifically described as: Beginning at the Southeasterly corner of Lot 2 of 20 II si M Gienger's Home Tracts, Klamath County, Oregon, more particularly described as follows: Running thence Westerly along southerly line of said Lot 2 a distance of 100' more or less to Southwesterly corner of said Lot 2; thence Northerly along Westerly line of said Lot 2 a distance of 640 feet more or less to the Northwesterly corner of said Lot 2; thence Easterly along the Northerly line of said Lot 2 a distance of 38 feet to a point; thence Southerly a distance of 213 feet to a point; thence Easterly a distance of 22 feet more or a distance of 213 feet to a point; thence Easterly a distance of 22 feet more or Provided, that it undersigned shall pay the time balance hereinabove, time being of the essence, then this mort gage shall be void, otherwise it shall remain in full force and effect. Upon default in any payment as set forth gage shall be void, otherwise it shall remain in full force and effect. Upon default in any payment as set forth in the note above, the mortgage may be foreclosed and the undersigned shall pay all costs, expenses and attence above, the mortgage may be foreclosed and the undersigned mortgagors hereby waive and release said torney's fees as the court may adjudge reasonable. The undersigned mortgagors hereby waive and release said torney's fees as the court may adjudge reasonable. The undersigned mortgagors hereby waive and release said torney's fees as the court may adjudge reasonable. I HAVE RECEIVED A COPY OF THIS DOCUMENT I HAVE RECEIVED A COPY OF THIS DOCUMENT / Maude E. Card BUYER (Mortgagor-Obligor) BUYER (Morigagor-Obligor) STATE OF OREGON State of Oregon Date 1-18-72 County of County of Klamath I certify that the within instrument was receiv-Personally appeared the above named . ed for record on the Preston J. Card and Maude E. Card M., and recorded in Record of Mortgages of said County. ledged the loregolng metringent to be their Witness my hand and seal of County affixed. My Commission Expires: 10/25/74