

WITNESSETH: That JAMES L. WOLFE and PHYLLIS R. WOLFE, husband and wife,

hereinafter called the mortgagors, whether singular or plural, in consideration of the sum of \$5,500.00-----
DOLLARS,
to them paid, by MILDRED CRAWFORD,

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

PARCEL 1: A portion of land in the E 1/2 of the NE 1/4 of Section 19, Township 28 South, Range 8 East of the Willamette Meridian, shown as parcel 4 on Survey Map No. 1343 filed in the office of the Klamath County Surveyor, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the North Beaver Marsh Addition to Beaver Marsh which point is marked by a 1" iron pipe; thence South 0° 05' West 766.37 feet to a 1" iron pipe and the true point of beginning; thence South 73° 04' 30" East 780.75 feet to a 5/8" iron pin; thence South 16° 59' West 297.0 feet to a 5/8" iron pin; thence North 73° 04' 30" West 630.54 feet to a 1/2" iron pipe; thence North 0° 05' East 310.30 feet to the true point of beginning.

PARCEL 2: A tract of land situated in the E 1/2 of NE 1/4 of Section 19, Township 28 South, Range 8 East of the Willamette Meridian described as follows: Beginning at the Southwest corner of the SE 1/4 of the NE 1/4; thence North 89° 59' East (by record North 89° 58' 35" East) 529.50 feet; thence North 16° 59' East 649.67 feet; thence North 73° 04' West 690.54 feet to a 1/2 inch iron pipe set in the West line of the E 1/2 of NE 1/4; thence South 0° 05' West (by record South 0° 04' 30" West) 840.01 feet to the point of beginning.

TO HAVE AND TO HOLD the said premises, with appurtenances, unto the said mortgagees, their heirs and assigns forever.

This conveyance is intended as a mortgage to secure the payment of \$ 5,500.00 together with interest at the rate of 10 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 1st day of August, 1972, payable at the rate of \$116.86 per month, including interest at 10% per annum, with the first monthly payment due and payable September 1, 1972, and a like payment due on the 1st day of each and every succeeding month thereafter, until the entire sum of both principal and interest is paid in full.

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.

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 purpose 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 mortgagors 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 covenants or agreements herein contained, then the Mortgagees or their assigns, may declare the entire indebtedness hereby secured 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 advanced as provided herein, with interest as aforesaid, together with costs and charges of such foreclosure suit and sale, including 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 1st day of August, 1972.

James L. Wolfe (Seal)
Phyllis R. Wolfe (Seal)

STATE OF OREGON
County of Lane

Be it remembered that on this 1st day of August, 1972, personally came before me, a Notary Public in and for said county, the within named James L. Wolfe and Phyllis R. Wolfe, husband and wife,

known to be the identical persons described in and who executed the within instrument, and acknowledged to me that they 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

4-14-74

Notary Public for Oregon.

NOTARY PUBLIC - OREGON

CASCADE TITLE COMPANY

My Commission Expires 4-14-74