

38346

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This Indenture, made this 15th day of SEPTEMBER, 1972, between

-----WAYNE O. BOZARTH AND NITA DELENE BOZARTH, 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:

A tract of land situated in the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the East quarter corner of Section 9, said township and range, and running South 0°08' West 668.25 feet to a point; thence North 89°52' West 1985.6 feet; thence South 0°08' West 333.25 feet to the true point of beginning of this description; thence North 89°52' West 469.4 feet to the Easterly right-of-way of the county road known as the Pine Grove Road; thence along said Easterly right-of-way South 24°51' West 267.0 feet to the beginning of a 10°53' curve to the left; thence around said curve whose long chord bears South 19°51' West and whose long chord is 95.4 feet in length to its intersection with the South line of the S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 9; thence leaving said Pine Grove Road right-of-way and running along said South line of said S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, South 89°49' East 613.25 feet; thence North 0°08' East 333.25 feet, more or less, to the true point of beginning-----

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.

N-127X 2-70 - INDIVIDUAL - RESIDENTIAL OR BUSINESS (TAXES, INSURANCE, ETC., INCLUDED)

SEP 15 3 53 PM 1972