Vol. 72 Poge 14445 71407 THE MORTGAGORS, BEVERLY J. IVERSON, and unmarried woman mortgage to EQUITABLE SAVINGS & LOAN ASSOCIATION, an Oregon corporation, mortgages, the following described real essent: Lot 18 LAMBON MOUNTS VALUE CO. real ecoses Lot 18 LAMRON HOLES, Klameth County, Oregon. 3 Œ :8 M J. with the appurtenances, tenements, hereditaments, easements, rents, issues, profits, water rights and other rights or privileges now or hereafter belonging to or used in connection with the above described premises and including but not limited to all now or hereafter belonging to or used in connection with the above described premises and including but not limited to all plumbing, lighting, heating, cooling, ventilating, cleaning and elevating, gas and electric equipment, water systems and equipplumbing, lighting, heating, cooling, ventilating, cleaning and elevating, gas and electric equipment, water systems and equipplumbing, lighting, heating, cooling, ventilating, cleaning and elevating, gas and elevating, gas and elevating, swindow screens, screen doors, mantles, boilers, ment for domestic use or irrigation purposes, window shades, shutters, awnings, window screens, screen doors, mantles, boilers, ment for domestic use or irrigation purposes, window shades, shutters, awnings, window screens, screen doors, mantles, boilers, ment for domestic users, shutters, awnings, window screens, screen doors, mantles, boilers, ment for domestic users, shutters, awnings, window screens, screen doors, mantles, boilers, ment for domestic users, shutters, awnings, window screens, screen doors, mantles, boilers, ment for domestic users, shutters, awnings, window screens, screen doors, mantles, boilers, ment for domestic users, shutters, awnings, window screens, screen doors, mantles, boilers, ment for domestic users, shutters, awnings, window screens, screen doors, mantles, boilers, ment for domestic users, shutters, awnings, window screens, screen doors, mantles, boilers, ment for domestic users, sow or hereafter attached to, located on or used in connection air conditioning units, oil but not limited to all now of the savings, window screens, screen doors, mantles, boilers, ment of extent equipped of the savings, mantles, boilers, ment of extent equipped of extent equipped of extent equipped of extent equipped of extent e In addition to the monthly payments of principal and interest payable under the terms of the note secured hereby, the mortgagers will each month pay to the mortgager until the said note is fully paid a sum equal to the taxes and assessments next due on the mortgaged property (all as estimated by the mortgagee) divided by the number of months to elapse before one month prior to the date when such taxes and assessments will become delinquent, such sums to be held by the mortgagee in most no pay said cares and assessments. month prior to the date when such taxes and assessments will become delinquent, such sums to be held by the mortgages in trust to pay said taxes and assessments.

The mortgagors covenant that they are the owners in fee simple of said real estate and entitled to possession thereof; that they have the right to mortgage the tame; that it is free from encumbrances; that they will keep the same free from all that they have the right to mortgage the tame; that it is free from encumbrances; that they will keep the same forever encumbrances, including those of record, whether legal, or otherwise; that they will warrant and defend the same forever against all claims and demands whatsoever; that they will pay gaid note according to the terms thereof; that they will pay against all claims and demands whatsoever; that they will per possess the rest end as seesaments levied or assessed against the premises at least ten days before the due date thereof, or all real property taxes and assessments levied or assessed against the premises at least ten days before the due date thereof, or all in course of construction or to be constructed thereon which in six (6) months from the date hereof, that they will keep into instance of construction or to be constructed thereon which in six (6) months from the date hereof, that they will keep in a sum not less than \$26,000,000, all policies of insurance with premiums paid and with mortgage clause in favor of the mortgage attached to be delivered to the mortgages and to be in companies astisfactory to it and in accordance with the mortgages attached to be delivered to the mortgages, as its option, to apply any insurance proceeds to the independence learn application which is hereby referred to, mortgages, as its option carry out the same and all its expenditures therefor keep any of the foregoing covenants, then the mortgages, as its option carry out the same and all its expenditures therefor at its option sus to collect all or any part of the aforement of the mortgages and without foreclo change of ownership.

The mortgagors consent to a personal deficiency judgment for any part of the debt hereby secured which shall not be paid by the sale of the sale property, and in case of foreclosure, expressly walve any claim of homestead and all rights to possession of the premises during the period allowed by law for retemption. possession or the premises during the period allowed by have to the mortgages all rents and revenues from said real property or any improvements thereon and hereby assign any lesses in effect or hereinafter in effect upon said premises or any part thereof, 111116

14446 and in the event of default in any of the provisions of this mortgage and while said default continues, hereby authorize and empower the mortgages, its agents or attorneys, at its election, without notice to the mortgagoss, as agent for the owner, to empower the mortgages, its agents or attorneys, at its election, without notice to the mortgagoss, as agent for the owner, to leave take and maintain full control of said property and improvements thereon; to ourse tenants for non-payment of rent; to leave all or any portion thereof, in the same of the owner, on such terms as it may deem best; to make alterations or recipits all or any portion thereof, in the same of the owner, on such terms as it may deem best; to more therefrom and issue receipts deam advisable and deduct the cost thereof from the rents; to receive all rents and income therefrom and issue receipts deam advisable and deduct the cost thereof from the rents; to receive all rents and income therefrom and issue receipts the debt secured by this determine and out of the amount or amounts so received to pay the mortgage any amount determine which items are to be met first; mortgage to pay taxes, assessments and premiums on insurance policies, or renewals thereof, on said property, or amount energy of the mortgage to determine which items are to be met first; the mortgage to extend the liable to the necessary to carry out any covernant in this mortgage contained; the mortgage to determine which items are to be met first; but to pay any overplus so collected to the owner of said property; and those exercising this authority are acting only as agent of the owner in the protection of the mortgage's interests. In no event is the right to owner only for the amount collected hereunder and the accounting of the mortgage's interests. In no event is the right to owner only for the amount collected hereunder and the accounting of the mortgage's interests. In no event is the right to owner only for the amount collected hereunder and the accounting of the mortgage's Case of default.

Time is material and of the essence hereof, and if default be made in the payment of the debt hereby secured or any installment thereof, or interest, or in the performance of any other covenant herein contained, or if a proceeding under any installment thereof, or interest, or in the performance of any other covenant herein contained, or if any of the mortgagors installment thereof, or interest, or insolvency law be instituted by or against any of the mortgagors, or if any of the mortgagors, receivership or insolvency law be instituted by or against any of the mortgagors, or if any of the mortgagors, or if any of the mortgagors, or in the performance of unpaid principal with accrued bankruptcy, receivership or insolvency law be instituted by or against any of the mortgagors, or if any of the mortgagors in trust make an assignment for the benefit of creditors, then in such or any of said cases, the balance of unpaid principal with accrued make an assignment for the benefit of creditors, then in such or any of said cases, the balance of unpaid principal with accrued bankruptcy, receivership or insolvence in such or any of said cases, the balance of unpaid principal with accrued bankruptcy, receivership or insolvence in such or any of said cases, the balance of unpaid principal with accrued bankruptcy, or if any of the mortgagors is cases, the balance of unpaid principal with accrued bankruptcy, receivership or insolvence, or in such or any of said cases, the balance of unpaid principal with accrued any such cases, and in the mortgagors in trust or any of said cases, the mortgagors or in the performance of any of the mortgagors and the mortgago option or its waiver of any default shall not be deemed a waiver of any future right, option or default.

In any suit to foreclose this mortgage or in any suit or proceedings in which the mortgage is obliged to defend or protect the liest hereof, or in which the mortgages is a party and the above described real property or any part thereof is the protect the liest hereof, including suits to quict title or for condemnation or partition of the whole or part of said property, subject matter thereof, including suits to quict title or for condemnation or partition of the whole or part of said property, and subject matter thereof, including suits to quict title or for condemnation or partition of the whole or part of said property, and subject matter thereof, including suits to quict title or for condemnation or partition of searching records and or any interest therein, the mortgagors agree to pay such reasonable costs of searching records and further agree to pay such reasonable as may necessarily be incurred in foreclosing this mortgage or defending the same as may necessarily be incurred in foreclosing this mortgage or defending the same as may necessarily be incurred in foreclosing this mortgagors agree to pay such necessary expenses, including any suit or proceeding above referred to, which sums shall be secured hereby and included in any decree of foreclosure. In the absence of any such suit or proceeding, and in case of default, mortgagors, agree to pay such necessary expenses, including the absence of any such suit or proceeding, and in case of default, mortgagors, agree to pay such necessary expenses, including the absence of any such suit or proceeding, and in case of default, mortgagors agree to pay such necessary expenses, including the absence of any such suit or proceeding, and in case of default, mortgagors agree to pay such necessary expenses, including the absence of any such suit or proceeding any or proceeding any or proceeding to foreclose this mortgagors. reasonable attorney's fees, incurred by mortgagee in making collection of delinquent payments or curing any other default, Mortgagors further agree that a receiver may be appointed in any suit or proceeding to foreclose this mortgage without notice to mortgagors and without regard to the adequacy of the security for the indebtedness or the solvency of the mortgagors and without regard to the adequacy of the property, to possess, manage and control the real mortgagors or the presence of waste or danger of loss or destruction of the property, to possess, manage and control the reproperty above described and all buildings thereon and to collect the rents, issues and profits thereof.

The mortgagors agree to furnish and leave with the said mortgages during the existence of this mortgage and all property above described and all buildings thereon and to collect the rents, issues and profits thereof.

The mortgagors agree to furnish and leave with the said mortgage during the existence of this mortgage and all renewals hereof, complete title evidence, which shall become the property of the purchaser at any foreclosure sale, and further agree that said mortgage shall be subrogated to the lien, though released of record, of any prior encumbrances on the said premises paid out of the proceeds of this loan.

Take of the coverages or agreements begin shall be hinding upon all successors in interest of each of the mortgagors. premises paid out of the proceeds of this loan.

Each of the covenants or agreements herein shall be binding upon all successors in interest of each of the mortgages. Whenever used, the singular number shall include and shall inure to the benefit of all successors in interest of the mortgages. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. 13th Dated this STATE OF OREGON , 19 72 , before me, a Notary Public in and for said county and state, personally appeared the within named BEVERLY J. IVERSON, an unmarried woman who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily. WHINESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written. Notary Public for Oregon My Commission Expires. March 1, 1976 KYOTARY. O PUBI-ABIE SAVINGS & LOAN ASSOCIATIO 300 S.W. Sixth Avenu ded in 0 jati?