

THIS INDENTURE WITNESSETH: That PERDRIAU INVESTMENT CORPORATION

of the County of , State of , for and in consideration of the sum of  
Three Thousand Five Hundred and No/100ths Dollars (\$ 3,500 ), to them  
in hand paid, the receipt whereof is hereby acknowledged, ha S granted, bargained, sold and conveyed, and  
by these presents do ES grant bargain, sell and convey unto 7 C RANCH, INC.

of the County of Klamath , State  
Oregon , the following described premises situated in Klamath County, State of  
Oregon , to-wit:

SW 1/4 NW 1/4 Section 13, Township 37 South, Range  
14 East of the Willamette Meridian, Klamath County, Oregon

Together with the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining.  
To have and to hold the same with the appurtenances, unto the said 7 C RANCH, INC.

heirs and assigns forever.

THIS CONVEYANCE is intended as a Mortgage to secure the payment of the sum of  
Three Thousand Five Hundred and No/100ths Dollars  
(\$ 3,500.00 ) in accordance with the terms of that certain promissory note of which the  
following is a substantial copy:

\$ 3,500.00 March 17th 19 73  
I (or if more than one maker) we, jointly and severally, promise to pay to the order of  
7 C RANCH, INC.  
at Box 347, Bly, Oregon 97622  
Three Thousand Five Hundred and No/100ths (\$3,500.00) DOLLARS.  
with interest thereon at the rate of 6 percent per annum from March 1, 1973 until paid, payable in  
monthly installments of not less than \$ 25.08 in any one payment; interest shall be paid monthly and  
in addition to the minimum payments above required; the first payment to be made on the 1st day of April  
1973, and a like payment on the 1st day of month thereafter, until the whole sum, principal and  
interest has been paid; if any of said installments is not so paid, all principal and interest to become immediately due and collectible at the  
option of the holder of this note. If this note is placed in the hands of an attorney for collection, I/we promise and agree to pay holder's  
reasonable attorney's fees and collection costs, even though no suit or action is filed hereon; however, if a suit or an action is filed, the  
amount of such reasonable attorney's fees shall be fixed by the court, or courts in which the suit or action, including any appeal therein,  
is tried, heard or decided.  
\* Strike words not applicable.

PERDRIAU INVESTMENT CORPORATION  
By: /s/ LOUIS F. PERDRIAU President  
By: /s/ FRANCES H. PERDRIAU Secretary

The mortgagor warrants that the proceeds of the loan represented by the above described note and this mortgage are:

- (a)\* primarily for mortgagor's personal, family, household or agricultural purposes (see Important Notice below),  
 (b) for an organization or (even if mortgagor is a natural person) are for business or commercial purposes other than agricultural purposes.

Now, if the sum of money due upon said instrument shall be paid according to the agreement therein expressed, this conveyance shall be void; but in case default shall be made in payment of the principal or interest or any part thereof as above provided, then the said 7 C RANCH, INC.

and its legal representatives, or assigns may foreclose the Mortgage and sell the premises above described with all and every of the appurtenances or any part thereof, in the manner prescribed by law, and out of the money arising from such sale, retain the said principal, interest and attorney's fees as provided in said note, together with the costs and charges of making such sale and the surplus, if there be any, pay over to the said PERDRIAU INVESTMENT CORPORATION

its heirs or assigns.  
 In the event that the Mortgagor should, during the term of this mortgage, convey its interest in this property, either by deed or by contract, then the entire sum hereunder shall be due and payable.

Mortgagee expressly reserves the right to purchase back a portion of a cinder pit located in Section 12, Township 37 South, Range 14 East of the Willamette Meridian at a purchase price of \$100 per acre at any time during the term of this mortgage.

Mortgagor may not do any extensive excavation or mining upon the premises herein described, or cut any timber upon the premises without the Mortgagee's express permission during the term of this mortgage.

Mortgagor shall have the right to prepay, at any time, part or all of the balance due hereunder, without penalty of interest.

Witness OUR hand S this 17<sup>th</sup> day of March, 1973.

IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and if the mortgagee is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the mortgagee MUST comply with the Act and Regulation by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use Stevens-Ness Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, use Stevens-Ness Form No. 1306, or equivalent.

PERDRIAU INVESTMENT CORPORATION

By: Louis F. Perdriau President

By: Frances H. Perdriau Secretary

# MORTGAGE

(FORM No. 7)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

TO

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21 day of March, 1973, at 11:30 o'clock A.M., and recorded in book M73 on page 2995 or as filing fee number 74429  
 Record of Mortgages of said County.  
 Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title.

By: Harold Craig Deputy.

AFTER RECORDING RETURN TO

Fee \$4.00

TRUSTEES OF THE STATE OF OREGON

RECORDING DIVISION

STATE OF OREGON, CALIFORNIA

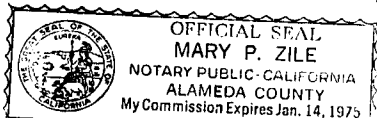
County of ALAMEDA

before me appeared LOUIS F. PERDRIAU and FRANCES H. PERDRIAU

duly sworn, did say that he, the said is the President, and he, the said is the Secretary

the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and LOUIS F. PERDRIAU and FRANCES H. PERDRIAU acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



3645 Grand Ave., Oakland, Ca. 94610

My Commission expires

Notary Public for Oregon