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THE MORTGAGOR ^m Vol. 72 Page 6234

JIMMIE LEE HARGROVE and SHARON LEE HARGROVE, husband and wife
 hereby mortgage to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, a Federal Corporation, here-
 inafter called "Mortgagee," the following described real property, situated in Klamath County, State of Oregon, and all interest
 or estate therein that the mortgagor may hereafter acquire, together with the income, rents and profits thereof, to wit:

Lot 15, Block 5 of Tract 1022 known as FOURTH
 ADDITION TO SUNSET VILLAGE, Klamath County,
 Oregon.

together with all heating apparatus (including firing units), lighting, plumbing, water heater, venetian blinds, and other fixtures
 which now are or hereafter may be attached to or used in connection with said premises and which shall be construed as part of
 the realty, to secure the payment of a certain promissory note executed by the above named mortgagors for the principal sum of
 TWENTY-TWO THOUSAND AND NO/100

Dollars, bearing even date, principal, and interest being payable in ~~XXXXXX~~ semi annual install-
 ments on the 15th day of November, 1973 and the 15th day of May, 1974, and
 the principal balance plus interest due on or before 18 months from date,

and to secure the payment of such additional money, if any, as may be loaned hereafter by the mortgagee to the mortgagor or
 others having an interest in the above described property as may be evidenced by a note or notes. If the mortgage indebted-
 ness is evidenced by more than one note, the mortgagee may credit payments received by it upon any of said notes, or part of
 any payment on one note and part on another, as the mortgagee may elect.

The mortgagor covenants that he will keep the buildings now or hereafter erected on said mortgaged property continuously insured
 against loss by fire or other hazards, in such companies as the mortgagee may direct, in an amount not less than the face of this mortgage,
 with loss payable first to the mortgagee to the full amount of said indebtedness and then to the mortgagor; all policies to be held by the
 mortgagee. The mortgagor hereby assigns to the mortgagee all right in all policies of insurance carried upon said property and in case of
 loss or damage to the property insured, the mortgagor hereby appoints the mortgagee as his agent to settle and adjust such loss or damage
 and apply the proceeds, or so much thereof as may be necessary, in payment of said indebtedness. In the event of foreclosure all right
 of the mortgagor in all policies then in force shall pass to the mortgagee thereby giving said mortgagee the right to assign and transfer said
 policies.

The mortgagor further covenants that the building or buildings now on or hereafter erected upon said premises shall be kept in good repair, not altered, extended,
 removed or demolished without the written consent of the mortgagee, and to complete all buildings in course of construction or hereafter constructed thereon within six
 months from the date hereof or the date construction is hereafter commenced. The mortgagor agrees to pay, when due, all taxes, assessments, and charges of every kind
 levied or assessed against said premises, or upon this mortgage or the note and/or the indebtedness which it secures or any transactions in connection therewith or any other
 lien which may be assigned as further security to mortgagee; that for the purpose of providing regularly for the prompt payment of all taxes, assessments and governmental
 charges levied or assessed against the mortgaged property and insurance premiums while any part of the indebtedness secured hereby remains unpaid, mortgagor will
 pay to the mortgagee on the date installments on principal and interest are payable an amount equal to 1/12 of said yearly charges. No interest shall be paid mor-
 tgagee on said amount, and said amounts are hereby pledged to mortgagee as additional security for the payment of this mortgage and the note hereby secured.

Should the mortgagor fail to keep any of the foregoing covenants, then the mortgagee may perform them, without saving any other right or remedy herein given for
 any such breach; and all expenditures in that behalf shall be secured by this mortgage and shall bear interest in accordance with the terms of a certain promissory note of
 even date herewith and be repayable by the mortgagor on demand.

In case of default in the payment of any installment of said debt, or of a breach of any of the covenants herein or contained in the
 application for loan executed by the mortgagor, then the entire debt hereby secured shall, at the mortgagee's option, become immediately
 due without notice, and this mortgage may be foreclosed.

The mortgagor shall pay the mortgagee a reasonable sum as attorneys fees in any suit which the mortgagee defends or prosecutes to
 protect the lien hereof or to foreclose this mortgage; and shall pay the costs and disbursements allowed by law and shall pay the cost of
 searching records and abstracting same; which sums shall be secured hereby and may be included in the decree of foreclosure. Upon bringing
 action to foreclose this mortgage or at any time while such proceeding is pending, the mortgagee, without notice, may apply for and secure
 the appointment of a receiver for the mortgaged property or any part thereof and the income, rents and profits therefrom.

The mortgagor consents to a personal deficiency judgment for any part of the debt hereby secured which shall not be paid by the sale
 of said property.

Words used in this mortgage in the present tense shall include the future tense; and in the masculine shall include the feminine and
 neuter genders; and in the singular shall include the plural; and in the plural shall include the singular.

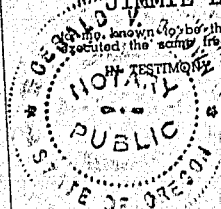
Each of the covenants and agreements herein shall be binding upon all successors in interest of each of the mortgagors, and each
 shall inure to the benefit of any successors in interest of the mortgagee.

Dated at Klamath Falls, Oregon, this 15th day of May, 1973

STATE OF OREGON } as
County of Klamath }

THIS CERTIFIES, that on this 18th day of May
 A. D., 1973, before me, the undersigned, a Notary Public for said state personally appeared the within named

JIMMIE LEE HARGROVE and SHARON LEE HARGROVE, husband and wife
 who, known to me, the identical person(s) described in and who executed the within instrument and acknowledged to me that they
 executed the same freely and voluntarily for the purposes therein expressed.



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

Sherald W. Brown
 Notary Public for the State of Oregon
 Residing at Klamath Falls, Oregon.
 My commission expires: 11-12-74

6235
MORTGAGE

Mortgagors

-To-
FIRST FEDERAL SAVINGS AND
LOAN ASSOCIATION OF
KLAMATH FALLS
Klamath Falls, Oregon

Mortgagee

STATE OF OREGON } ss
County of Klamath

Filed for record at the request of mortgagor on

MAY 23, 1973

at 10 minutes past 11 o'clock AM.

and recorded in Vol. M 73 of Mortgages.

page 6234 Records of said County

WM. D. MILNE
County Clerk.

By *W. D. Milne* Deputy.

Mail to
FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF KLAMATH FALLS
Klamath Falls, Oregon
540 Main

FEE \$ 4.00