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Vol. M-73 Page 8129REAL PROPERTY MORTGAGE — OREGON
UNITED STATES NATIONAL BANK OF OREGON

Mortgagor: GLENN T. WILLIAMS/RENA A. WILLIAMS Date June 12, 1973
(Buyer)
Mortgagee: UNITED STATES NATIONAL BANK OF OREGON Amount: \$ 8,816.64
(Seller, Contractor, Lender)

As security for a note from the above named Mortgagor to the above-named Mortgagee executed contemporaneously herewith in the amount set forth above, the Mortgagor hereby mortgages to the Mortgagee the following described real property in Klamath County, Oregon:
The following described real property:

Lots 10, 11 and 12 and that portion of Lot 13, more particularly described as follows:

Beginning at the Northwest corner of Lot 13 of Section 9, Township 33 South, Range 7½ East of the Willamette Meridian; thence S 0°20' West along the West line of said Lot 13, 729.30 feet to the center line of the Wood River Ditch; thence N. 37°37' East along said centerline, 914.76 feet, to the North line of said Lot 13; thence S. 89°46' West along the North line of Lot 13, 559.68 feet to the point of beginning, and

EXCEPT aht portion, described as follows:

Beginning at the Southeast corner of Lot 12, Section 9 Township 33 South, Range 7½ East of the Willamette Meridian; thence N. 0°20' East, along the East line of said Lot 12, 605.88 feet to the centerline of the Wood River Ditch; thence S. 35°44' West, along said centerline, 648.78 feet, to the Easterly right of way line of the Crater Lake Highway; thence S. 18°26' East along said right of way line, 85.80 feet, to the South line of said Lot 12; thence N. 89°42' East, 348.48 feet, to the point of beginning.

If said note, or any extension or renewal thereof, is paid as agreed, this Mortgage shall be void. In case of default in the payments thereon, this Mortgage may be foreclosed as provided by law.

During the term of this Mortgage, Mortgagor agrees to the following:

1. All taxes, assessments, liens and encumbrances of all kinds in connection with this property shall be paid promptly when due and if not so paid, Mortgagee shall have option of paying same, adding the cost to the debt secured by this Mortgage, the added amount drawing interest at the same rate as the note.
2. Mortgagor agrees to cover said property and improvements with insurance as required by Mortgagee. If not so covered, Mortgagee shall have the option of purchasing such coverage, adding the cost to debt secured by this Mortgage, the added amount drawing interest at the same rate as the note.
3. Mortgagor will keep all improvements on the property in good order and repair and will not commit or suffer any waste of the premises, nor remove from the premises any of the improvements.
4. Mortgagor hereby assigns to Mortgagee all leases, rentals, and the income from these during the term of the Mortgage.
5. During the term of this Mortgage any additions or improvements shall be covered by this Mortgage.
6. In the event any suit or action is instituted to foreclose this Mortgage, or in the event of any appeal therefrom, the Mortgagor agrees to pay all costs and disbursements allowed by law, and such sum as the court may adjudge reasonable as attorneys' fees. All such sums shall be secured by this Mortgage and included in the decree of foreclosure, and will draw interest at the same rate as the note.

x Glenn T. Williams Mortgagor
x Rena A. Williams Mortgagor
U. Ketzenbarger Witness

STATE OF OREGON

County of Klamath } ss

On this June day of 1973, before me personally appeared U. Ketzenbarger, witness, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as a witness thereto. He, being duly sworn by me, stated that he (she) resides in Klamath County, Oregon; that he was present and saw Glenn T. Williams and Rena A. Williams, personally known to him to be the signers of the foregoing instrument as parties thereto, sign and deliver the same and he heard them acknowledge that they executed the same, and that he, the witness, thereupon signed his name as a witness thereto at the request of said Glenn T. Williams and Rena A. Williams.

Notary Public for Oregon

My Commission Expires April 19, 1977

70-1874 5/68

STATE OF OREGON; COUNTY OF KLAMATH; ss.

U S National Bank

Filed for record at request of _____

this 28 day of June A. D., 1973, at 11:10 o'clock a M., and duly recorded inVol. M-73 of Mortgages on Page 8129

fee 2.00

WM. D. MILNE, County Clerk

By W. D. Milne