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28-5488/m

11301

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PERDRIAU INVESTMENT CORPORATION

THIS INDENTURE WITNESSETH: That
of the County of Klamath, State of Oregon, for and in consideration of the sum of
Five Thousand Two Hundred Fifty & No/100ths Dollars (\$5,250.00), to them
in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and
by these presents do grant bargain, sell and convey unto 7 C RANCH INC., a corporation

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

The S 1/2 NW 1/4 SW 1/4, and the NE 1/4 SW 1/4 of Section
12, 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., a corpor-
ation, its heirs and assigns forever.

THIS CONVEYANCE is intended as a Mortgage to secure the payment of the sum of Dollars
Five Thousand Two Hundred Fifty & No/100ths (\$5,250.00) in accordance with the terms of that certain promissory note of which the
following is a substantial copy:

\$ 5,250. 00 Klamath Falls, Oregon August 16th, 19 73
7 C RANCH INC., a corporation, jointly and severally, promise to pay to the order of
Five Thousand Two Hundred Fifty & No/100ths (\$5,250.00) DOLLARS,
August 20, 1973 until paid payable in
monthly installments of not less than \$ 57.63 in any one payment; interest shall be paid
with interest thereon at the rate of 6 percent per annum from the 20th day of September
XXXXXX the minimum payments above required; the first payment to be made on the 20th day of
1973, and a like payment on the 20th day of each 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 by the arbitrator to whom the matter is referred, and the same shall be paid by the
debtor, is tried, heard or decided.
* Strike words not applicable.

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

11302

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., a corporation

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, a California Corporation its heirs or assigns.

Witness our hand this 16th day of August, 1973

PERDRIAU INVESTMENT CORPORATION

By: Louis F. Perdriau President
By: Frances H. Perdriau Secretary

*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 applicable 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.

MORTGAGE

(FORM No. 7)
STEVENS-NESS LAW FIRM, CO., PORTLAND, ORE.

TO

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 21st day of AUGUST, 1973, at 11:31 o'clock A.M., and recorded in book M 73 on page 11301 or as filing fee number 90597
Record of Mortgages of said County.
Witness my hand and seal of County attested.

W. D. MILNE

COUNTY CLERK

By: Shirley M. Milne Deputy
Title: Deputy
AFTER RECORDING RETURN TO

FEES \$ 4.00

TRANSAMERICA TITLE INSURANCE CO.

600 MAIN ST
KLAMATH FALLS, OREGON 97601

2319-H

STATE OF OREGON }
County of Klamath } ss.

Aug. 16th, 1973.

Personally appeared LOUIS F. PERDRIAU and FRANCES H. PERDRIAU, both to me personally known, who being duly sworn, did say that he, Louis F. Perdriau is President and she, Frances H. Perdriau is Secretary of grantor corporation and that the seal affixed hereto is its seal and that this document was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors.

Thelma D. Golekner
Notary Public for
My Commission expires: 11/25/76