

THIS MORTGAGE, Made this 5 day of April, 1974,
by Leslie W. Zigler and Donna Zigler, husband and wife,
hereinafter called Mortgagor,
to Elmer W. Zigler and Flora M. Zigler, husband and wife,
hereinafter called Mortgagee,
WITNESSETH, That said mortgagor, in consideration of Five Thousand Dollars
Dollars, to him paid by said mortgagee, does hereby grant,
bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns, that certain real prop-
erty situated in Klamath County, State of Oregon, bounded and described as follows, to-wit:

Lots 8 and 9 in Block 2 of Klamath Lake Addition to
the City of Klamath Falls, Klamath County, Oregon.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining,
and which may hereafter thereto belong or appertain, and the rents, issues and profits therefrom, and any and all fixtures upon said
premises at the time of the execution of this mortgage or at any time during the term of this mortgage.
To Have and to Hold the said premises with the appurtenances unto the said mortgagee, his heirs, executors, administrators and
assigns forever.

This mortgage is intended to secure the payment of a certain promissory note, described as follows:

See attached Exhibit "A".

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 buyer is a natural person) are for business or commercial purposes other than agricultural purposes.
And said mortgagor further covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple
of said premises and has a valid, unencumbered title thereto.
And said mortgagor covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said
premises and has a valid, unencumbered title thereto.

and will warrant and forever defend the same against all persons; that he will pay said note, principal and interest according to the terms thereof; that while
any part of said note remains unpaid he will pay all taxes, assessments and other charges of every nature which may be levied or assessed against said property,
or this mortgage or the note above described, when due and payable and before the same may become delinquent; that he will promptly pay and satisfy any
and all liens or encumbrances that are or may become liens on the premises or any part thereof superior to the lien of this mortgage; that he will keep the
buildings now on or which may hereafter be erected on the premises insured in favor of the mortgagee against loss or damage by fire, with extended coverage,
in a company or companies acceptable to the mortgagee, and will
in the sum of \$ 5,000.00
Have all policies of insurance on said property made payable to the mortgagee as his interest may appear and will deliver all policies of insurance on said
premises to the mortgagee as soon as insured; that he will keep the building and improvements on said premises in good repair and will not commit or suffer
any waste of said premises. Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay said note according to its
terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the pay-
ment of said note; if being agreed that a failure to perform any covenant herein, or if proceedings of any kind be taken to foreclose any lien on said prem-
ises or any part thereof, the mortgagee shall have the option to declare the whole amount unpaid on said note or on this mortgage at once due and payable,
and this mortgage may be foreclosed at any time thereafter. And if the mortgagor shall fail to pay any taxes or charges of any lien, encumbrances or insur-
ance premium as above provided for, the mortgagee may at his option do so, and any payment so made shall be added to and become a part of the debt
secured by this mortgage, and shall bear interest at the same rate as said note without waiver, however, of any right arising to the mortgagee for breach of
covenant. And this mortgage may be foreclosed for principal, interest and all sums paid by the mortgagee at any time while the mortgagee neglects to repay
costs incurred by the mortgagee for title reports and title search, all statutory costs and disbursements and such further sum as the trial court may adjudge
reasonable as plaintiff's attorney's fees in such suit or action, and if an appeal is taken from any judgment or decree entered therein mortgagee further
promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal, all such sums to be secured by the
lien of this mortgage and included in the decree of foreclosure. Each and all of the covenants and agreements herein contained shall apply to and bind the
heirs, executors, administrators and assigns of said mortgagor and of said mortgagee respectively. In case suit or action is commenced to foreclose this
mortgage, the court may, upon motion of the mortgagee, appoint a receiver to collect the rents and profits arising out of said premises during the pendency
of such foreclosure, and apply the same to the payment of the amount due under this mortgage, first deducting all proper charges and expenses attending
the execution of said trust.

In construing this mortgage, it is understood that the mortgagor or mortgagee may be more than one person, and if the context so requires, the singular
pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall be made,
assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said mortgagor has hereunto set his hand the day and year first above written.

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

STATE OF OREGON, County of Klamath, ss:
Personally appeared the above named Leslie W. Zigler and Donna Zigler
and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me: James W. Coleman Notary Public for Oregon
My commission expires: 11/10/75

(NOTARIAL SEAL)

MORTGAGE

TO

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

AFTER RECORDING RETURN TO:

Rev. J. Ed. David Jr.
540 Main
KS.

Will Jack

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instru-
ment was received for record on the
day of April, 1974,
at 10 o'clock A.M., and recorded
in book 100 on page 100.
Record of Mortgages of said County.
Witness my hand and seal of
County affixed.

By James W. Coleman Title.
Deputy

\$ 5,000.00 Klamath Falls, Oregon April 4762, 1974
I (or if more than one maker) we, jointly and severally, promise to pay to the order of
Elmer W. Zigler and Flora M. Zigler, husband and wife,
at Klamath Falls, Oregon
---Five Thousand and 00/100--- DOLLARS,
with interest thereon at the rate of seven percent per annum from April 5, 1974 until paid, payable in
monthly installments of not less than \$ 45.00 in any one payment; interest shall be paid monthly and
the minimum payments above required; the first payment to be made on the 5th day of May
1974, and a like payment on the 5th 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 courts in which the suit or action, including any appeal therein,
is tried, heard or decided.
* Strike words not applicable.

/s/ Leslie W. Zigler

/s/ Donna Zigler

Exhibit "A"

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of DONNA ZIGLER

this 17th day of APRIL A.D., 1974 at 11:05 o'clock A.M., and duly recorded in

Vol. M 71 of MORTGAGES on Page 1761

FFR \$ 14.00

WM. D. MILNE, County Clerk

By *Harold Drayton* Deputy