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THE MORTGAGOR

Vol. 74 Page 5720

JERRY L. JONES AND SUSAN E. JONES, Husband and Wife

hereby mortgage to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, a Federal Corporation, hereinafter 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 2 in Block 2 of Tract 1088, Ferndale, according to the official plat thereof on file in the office of the County Clerk of 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 SEVEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS**

semi-annual installments on the 18th day of October, 1974, and the 18th day of April, 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 indebtedness is evidenced by more than one note, the mortgagor 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 mortgagor may elect.

The mortgagor covenants that he will keep the buildings now on, hereafter erected upon and mortgaged property continuously insured against loss by fire or other hazards, in such amounts as the mortgagee may direct, in no event less than the face of this mortgage, with loss payable first to the mortgagee in the full amount of said indebtedness and then to the mortgagor; all policies to be held by the mortgagor. The mortgagor hereby assigns to the mortgagee all right in, to, and interest in any insurance policy covering 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 and kind or amount against said premises, or upon this mortgage or the note and of the indebtedness which it secures in any transaction in connection therewith or any other lien which may be attached to or prior to the time of this mortgage in which security is given for the payment of all taxes, assessments and governmental charges which may be assigned as further security to mortgagee; that for the purpose of providing evidence for the payment of all taxes, assessments and governmental charges, listed 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 on amount equal to 1/12 of said yearly charges. No interest shall be paid for any on said amount, and said amounts are hereby pledged to mortgagee as additional security for the payment of this mortgage and the note herein secured.

Should the mortgagor fail to keep any of the foregoing covenants, then the mortgagee may perform them without waiting 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 attorney's 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 18th day of April, 1974.

Jerry L. Jones
Susan E. Jones
By Jerry L. Jones, Attorney in Fact

STATE OF OREGON
County of Klamath

THIS CERTIFIED, that on this 7 day of April, 1974, before me, the undersigned, a Notary Public for said state personally appeared the within named

JERRY L. JONES, A married man

to me known to be the identical person described in and who executed the within instrument and acknowledged to me that he 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 aforesaid written.

James B. Smith
Notary Public for the State of Oregon
Residing at Klamath Falls, Oregon.
My commission expires 10-25-74

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

Personally appeared JERRY L. JONES, who, being duly sworn,
did say that he is attorney in fact for SUSAN E. JONES and that he
executed the foregoing instrument by authority of and in behalf of
said principal; and that he acknowledged said instrument to be the
act and deed of said principal.

James D. Bauchi
Notary Public for Oregon

My commission expires: 10-25-74

5721
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 mortgagee on
MAY 8th 1974

at 28 minutes past 12:00 o'clock P.M.
and recorded in Vol. 74 of Mortgages.

Page 5720 Records of said County

W. D. MILNE
County Clerk

By *Harold L. ...*
SEE \$ 4.00 Deputy

Mailed to

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

540 Main

MAY 8 1974