

27-0140409 TA-28-7345

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THE MORTGAGOR Vol. 74 Page 8655

VERNON L. VAN CAMP AND BETTY J. VAN CAMP, 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:

The West 15 feet of Lot 9 and All Lots 10, 11 and 12 in Block 4, MOUNTAIN VIEW ADDITION IN THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

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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

*** SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 *** Dollars, bearing even date, principal, and interest being payable in ~~equal~~ semi-annual installments due on the 15th day of January, 1975 and the 15th day of July, 1975 and the balance of principal and interest due on or before 18 months from date. xx

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 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 situated on said mortgaged premises in good repair, together with all fixtures thereon, against loss by fire or other hazards, in such proportion as the mortgagee may require, and will cause the same to be repaired, reconstructed, or replaced as may be required by the mortgagee. The mortgagor hereby assigns to the mortgagee all rights in and to the above described premises, and to the title thereto, and to the proceeds of any sale or disposition of the same, and agrees to execute and deliver to the mortgagee all instruments necessary to carry out the purposes of this mortgage, and to execute and deliver to the mortgagee all instruments necessary to carry out the purposes of this mortgage, and to execute and deliver to the mortgagee all instruments necessary to carry out the purposes of this mortgage.

The mortgagee further covenants that the building or buildings now or hereafter situated on said mortgaged premises shall be kept in good repair, together with all fixtures thereon, against loss by fire or other hazards, in such proportion as the mortgagee may require, and will cause the same to be repaired, reconstructed, or replaced as may be required by the mortgagee. The mortgagee further covenants that the building or buildings now or hereafter situated on said mortgaged premises shall be kept in good repair, together with all fixtures thereon, against loss by fire or other hazards, in such proportion as the mortgagee may require, and will cause the same to be repaired, reconstructed, or replaced as may be required by the mortgagee.

should the mortgagor fail to keep any of the foregoing covenants, then the mortgagee may perform them without notice and other right or remedy, both prior to and after default, 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 note, or of a breach of any of the covenants herein as 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 of attorney's fees in any suit which the mortgagee defends or prosecutes to protect the lien hereon or to enforce this mortgage, and shall pay the costs and disbursements allowed by law and shall pay the cost of recording records and obtaining same, which costs shall be secured hereby and may be included in the decree of foreclosure. Upon bringing suit 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 thereon.

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 plural shall include the inclusive 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 July 1974

Vernon L. Van Camp
Betty J. Van Camp

STATE OF OREGON
County of Klamath

THIS CERTIFIED, that on this 15th day of July A. D. 1974 before me, the undersigned, a Notary Public for and state personally appeared the within named

VERNON L. VAN CAMP AND BETTY J. VAN CAMP, husband and wife to me known to be the identical persons 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 this 15th day of July 1974
Notary Public for the State of Oregon
Residing at Klamath Falls, Oregon
My commission expires 11-12-74

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MORTGAGE

Mortgagee

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

Mortgage

STATE OF OREGON }
County of Klamath }

Filed for record at the request of mortgagee on

JULY 1 4 1975

at _____ o'clock _____ M

and recorded in Vol. _____ of Mortgage

pages _____ Records of said County

County Clerk

By *Harold D. [Signature]* Deputy

W.S. [Signature] Mail to
FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF KLAMATH FALLS
Klamath Falls, Oregon
500 2nd St.

