26-7577 01-09689

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THE MORTGAGOR

Vol. M74 Page 10041

ROBERT E. HALL AND PEGGY HALL, 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, towit:

Lots 2, 3, 4, and 5 in Block 24 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, 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 mortgagor for the principal sum of ONE HUNDRED TWO THOUSAND EIGHT HUNDRED AND NO/100 [illegible] Dollars, bearing even date, principal, and interest being payable in monthly installments of $ 921.09 on or before the 10th day of each calendar month [illegible] commencing January 10 19 75

and to secure the payment of such additional money [illegible] 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.

[illegible] against loss by fire or other hazards, in such companies as the mortgagee may direct, in an amount not less than the face of this mortgage, with loss payable first to the mortgagee to the full amount of said indebtedness and then to the mortgagor. The mortgagor hereby assigns to the mortgagee all right in all policies of insurance carried upon 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, [illegible]

[illegible]

The mortgagor further covenants that the building or buildings now on or hereafter erected [illegible] removed or demolished without the written consent of [illegible]

[illegible]

Should the mortgagor fail to keep any of the foregoing covenants, then the mortgagee may perform them, without waiving 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, [illegible] application for loan executed by the mortgagor [illegible] this mortgage may be foreclosed.

The mortgagor shall pay the mortgagee a reasonable sum as attorneys 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 [illegible]

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 [illegible] the singular shall include the plural and the plural the singular, and the masculine shall include the feminine and [illegible]

Each of the covenants and agreements herein shall be binding upon all successors [illegible] and shall inure to the benefit of any successors in interest of the mortgagee.

Dated at Klamath Falls, Oregon, this 6th day of August 1974

Robert E. Hall

Peggy Hall

STATE OF OREGON }
County of Klamath }

THIS CERTIFIES, that on this 15th day of August A. D., 1974, before me, the undersigned, a Notary Public [illegible]

ROBERT E. HALL AND PEGGY HALL, husband and wife

[illegible] described in and who executed the within instrument and acknowledged [illegible]

[illegible] set my hand and official seal the day and year last above written.

[illegible]

10042

MORTGAGE

Mortgagors

—To—

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

Mortgagee

County of Klamath } ss

Filed for record at the request of mortgagee on

AUGUST 19th 1974

at 52 minutes past 10:00 o'clock A.m.

and recorded in Vol. M 74 of Mortgages

page 10042 Records of said County.

WM. D. MILNE

County Clerk.

By [signature] Deputy

FEE $ 6.00

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