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THIS MORTGAGE, Made this 5th day of May, 1975, by

RUBEN G. SALAS, Mortgagor, to JOSEPH J. DEUTSCH AND ADELE M. DEUTSCH, husband and wife as Joint Tenants, Mortgagees.

WITNESSETH, That said mortgagor, in consideration of the sum of Two thousand four hundred and no/100 (\$ 2,400.00) Dollars to the mortgagor paid by the mortgagees, the said mortgagor does hereby grant, bargain, sell and convey unto the said mortgagees as joint tenants with the right of survivorship and not as tenants in common, their assigns and the heirs of the survivor of them, those certain premises situate in the County of Klamath and State of Oregon, and described as follows, to-wit:

The N1/2 S1/2 of the SE1/4 of the SE1/4 Section 23, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

RECEIVED MAY 9-1975

11:10 am

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining; together with the rents, issues and profits therefrom and all fixtures now or hereafter placed or installed in or upon said described premises,

TO HAVE AND TO HOLD the same unto the said mortgagees as joint tenants with the right of survivorship and not as tenants in common, and to their assigns and the heirs of the survivor forever.

This mortgage is intended to secure the payment of one certain promissory note in words and figures substantially as follows:

2,400.00 Fountain Valley, California May 5, 1975

Each of the undersigned promises to pay to the order of Joseph J. Deutsch and Adele M. Deutsch, husband and wife as Joint Tenants at a place designated by holder (s) hereof

Two thousand four hundred and no/100 DOLLARS.

with interest thereon at the rate of 10% percent per annum from until paid, payable in monthly installments of not less than \$ 24.00 or more any one payment; interest shall be paid and is included in the minimum payments above required; the first payment to be made on the (9) day of June, 1975, and a like payment on the (9) day of each and every month thereafter, until the whole sum, principal and interest has been paid; if any of said installments is not paid, the whole sum of both principal and interest to become immediately due and collectible at the option of the holder of this note.

Acceleration clause contained in mortgage. Ruben G. Salas

At place designated by holder (s) hereof

If the trustor shall convey or alienate said property or any part thereof or any interest therein or shall be divested of his title in any manner or way, whether voluntary or involuntary any indebtedness or obligation secured hereby, irrespective of the maturity date expressed in any note evidencing the same, at the option of the holder hereof and without demand or notice shall become due and payable immediately.

In construing this mortgage and the said note, the word "survivor" shall include survivors, the term "mortgagor" shall include mortgagors; the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to more than one individual; furthermore, the word "mortgagees" shall be construed to mean the mortgagees named above, if all or both of them be living, and if not, then the survivor or survivors of them, because it is the intention of the parties hereto that the said note and this mortgage shall be held by the said mortgagees as joint tenants with the right of survivorship and not as tenants in common and that on the death of one, the moneys then unpaid on said note as well as all rights and interests herein given to the mortgagees shall vest forthwith in the survivor of them.

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.

And said mortgagor covenants to and with the mortgagees, and their successors in interest, that he is lawfully seized in fee simple of said premises and has a valid, unencumbered title thereto

Notary Public Seal for Barbara A. Stewart, Notary Public - California, Principal Office in Los Angeles, My Commission Expires March 26, 1978. Includes text: RECEIVED, MAY 9-1975, and various handwritten notes.

and will warrant and forever defend the same against all persons, that he will pay said note(s), principal and interest, according to the terms thereof, that while any part of said note(s) 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(s) 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 most

agrees against loss or damage by fire, with extended coverage, in the sum of \$ [blank] and will warrant and forever defend the same against all persons, that he will pay said note(s), principal and interest, according to the terms thereof, that while any part of said note(s) 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(s) 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 most

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

Ruben G. Salas
Ruben G. Salas

*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 required 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.

MORTGAGE
(Survivorship)
(FORM No. 691)

TO

STATE OF OREGON,
County of KLAMATH
I certify that the within instrument was received for record on the 9th day of May, 1975, at 10:40 o'clock AM., and recorded in book M 75 on page 5004, or as filing fee number 510.
Record of Mortgages of said County.
Witness my hand and seal of County affixed.

AM. D. MILNE

COUNTY CLERK Title

By *[Signature]* Deputy

FEE \$ 4.00

STEVENS-HEES LAW PUB. CO., PORTLAND, ORE.

of Ruben G. Salas
At Test: J. J. [Signature]
418 632 Magnolia Ave.
Fountain Valley, Calif.
— 93705

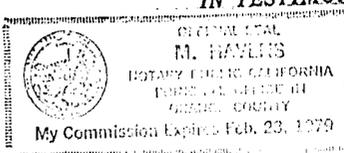
California
STATE OF OREGON,
County of Orange

BE IT REMEMBERED, That on this 6th day of May, 1975, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Ruben G. Salas

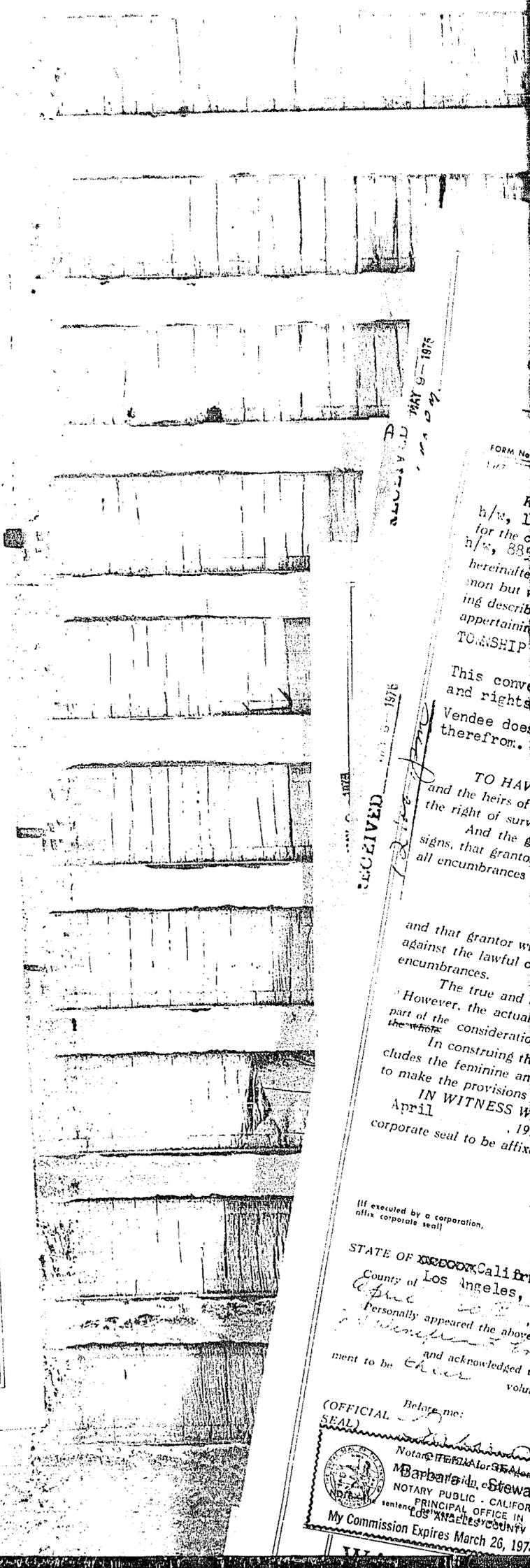
known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same for the purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

(SEAL)



Notary Public for State of California
Orange County 2/23/79
My commission expires



RECEIVED
MAY 9 - 1975
This conveyance and rights hereunder do not constitute a mortgage but are merely appertaining to the ownership of the property.
TO HAVE AND THE HEIRS OF THE RIGHT OF SURVIVORSHIP. And the grantors sign, that grants all encumbrances

and that grantor warrant against the lawful claim of encumbrances.
The true and correct copy of the original hereof is on file in the office of the Notary Public in and for the County of Los Angeles, California.
Personally appeared the above named Ruben G. Salas and acknowledged to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same for the purposes therein contained.
Before me:
Notary Public for the State of California
Barbara A. Stewart
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN LOS ANGELES COUNTY
My Commission Expires March 26, 1979