

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, to wit:

Lot 12 in Block 11 of Tract No. 1079, SIXTH ADDITION TO SUNSET VILLAGE,  
Klamath County, Oregon.

Mortgagors performance under this Mortgage and the Note it secures may not be assigned to or assumed by another party. In the event of an attempted assignment or assumption, the entire unpaid balance shall become immediately due and payable.

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 THIRTY THOUSAND AND NO/100 ----- semi-annual installments on the

the realty, to secure the payment of a certain sum of money, to wit: THIRTY THOUSAND AND NO/100----- semi-annual installments on the ----- Dollars, bearing even date, principal, and interest being payable in Monthly installments on the 27th day of December, 1975, and the 27th day of June, 1976, 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 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]

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 mortgagee agrees to pay, when due, all taxes, assessments, and charges of every kind levied or assessed against said premises, or upon the land containing same, until the indebtedness which it secures or any transactions in connection therewith are paid in full; provided, however, that if the mortgagee fails to make such payment, the mortgagor shall be bound to do so, and the mortgagee shall be liable for the amount thereof. In addition, the mortgagor shall be bound to pay to the mortgagee, as additional security for the payment of the principal and interest thereon, all taxes, assessments and governmental charges levied or assessed against the mortgaged property and its improvements, and to keep the same paid until they are paid in full. No interest shall be paid more than once per year. All taxes, assessments, and charges levied or assessed against the mortgaged property and its improvements on principal and interest are payable an amount equal to 1/12 of said taxes, assessments, and charges, less the amount already paid, and said amounts are hereby pledged to mortgagee as additional security for the payment of the mortgage and the note hereby secured.

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, 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 and payable without notice, and 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 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 all successors in interest of each of the mortgagors, and each of said property.

Words used in this mortgage shall include the plural; and in the plural shall include the singular.  
notover 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 derive the benefit of any successors in interest of the mortgagee.

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Each of the co-tenants and their heirs shall have the right to demand partition of the premises herein described and the proceeds therefrom shall be divided equally among them or their heirs.

Witness my hand and seal at Klamath Falls, Oregon, this 27th day of June, 1975.

day of, June  
Robert E. Hall  
(SEAL)  
Peggy Hall  
(SEAL)

STATE OF OREGON } 69  
County of Clatsop }

THIS CERTIFIES, that on this 12 day of June 1975 before me, the undersigned, a Notary Public for said state personally appeared the within named

ROBERT E. HALL AND PEGGY HALL, husband and wife

known to be the identical person. S. described in and who executed the within instrument and acknowledged to me that they

EX-100

known to be the identical person(s) who stated the same freely and voluntarily for the purposes therein expressed.

Ronald V. Brown  
Notary Public for the State of Oregon  
Residing at Klamath Falls, Oregon.

Residing at Klamath Falls,

7501  
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

JULY 2nd, 1975

at 50:55 minutes past 10:00 A M

and recorded in Vol. M 75 of Mortgages,

page 7500 Records of said County

WM. D. MILNE

County Clerk

By *Harold D. Mark*  
Deputy.

Mail to

FIRST FEDERAL SAVINGS AND LOAN  
ASSOCIATION OF KLAMATH FALLS

Klamath Falls, Oregon

2943 80 6 6 1/2

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SEE \$ 4.00