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Vol. 715 Page 16067


 REAL PROPERTY MORTGAGE — OREGON
 UNITED STATES NATIONAL BANK OF OREGON

 Mortgagor: WILLIAM D. RHOADES & MAYUMI RHOADES Date 11/18/75
 (Buyer)
 Mortgagee: WESTERN BUILDERS & DESIGN CORP. Amount: \$ 7,904.40
 (Seller, Contractor, Lender) (Gross)

 As security for a note from the above named Mortgagor to the above named Mortgagee executed contemporaneously herewith in the amount set forth above, the Mortgagor hereby mortgages to the Mortgagee the following described real property in KLAMATH County, Oregon:

*The Westerly 1/2 of Lots 16 & 17 of Gaulton
Gardens, Klamath County, Oregon*

75 DEC 23 AM 10 14

If said note, or any extension or renewal thereof, is paid as agreed, this Mortgage shall be void. In case of default in the payments thereon, this Mortgage may be foreclosed as provided by law.

During the term of this Mortgage, Mortgagor agrees to the following:

1. All taxes, assessments, liens and encumbrances of all kinds in connection with this property shall be paid promptly when due and if not so paid, Mortgagee shall have option of paying same, adding the cost to the debt secured by this Mortgage, the added amount drawing interest at the same rate as the note.
2. Mortgagor agrees to cover said property and improvements with insurance as required by Mortgagee. If not so covered, Mortgagee shall have the option of purchasing such coverage, adding the cost to debt secured by this Mortgage, the added amount drawing interest at the same rate as the note.
3. Mortgagor will keep all improvements on the property in good order and repair and will not commit or suffer any waste of the premises, nor remove from the premises any of the improvements.
4. Mortgagor hereby assigns to Mortgagee all leases, rentals, and the income from these during the term of the Mortgage.
5. During the term of this Mortgage any additions or improvements shall be covered by this Mortgage.
6. In the event any suit or action is instituted to foreclose this Mortgage, or in the event of any appeal therefrom, the Mortgagor agrees to pay all costs and disbursements allowed by law, and such sum as the court may adjudge reasonable as attorneys' fees. All such sums shall be secured by this Mortgage and included in the decree of foreclosure, and will draw interest at the same rate as the note.

X William Dale Rhoades Mortgagor
X Mayumi Rhoades Mortgagor
Warde J. Miller Witness

STATE OF OREGON

County of Mult } ss

On this 18th of Dec., 19 75, before me personally appeared Warde J. Miller, witness, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as a witness thereto. He, being duly sworn by me, stated that he (she) resides in Multnomah County, Oregon; that he was present and saw William Dale Rhoades and Mayumi Rhoades, personally known to him, to be the signers of the foregoing instrument as parties thereto, sign and deliver the same and he heard them acknowledge that they executed the same, and that he, the witness, thereupon signed his name as a witness thereto at the request of said William Dale Rhoades and Mayumi Rhoades.

Alvin A. Reese
 Notary Public for Oregon
 My Commission Expires 7/12/76

70-1874 9/74

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For value received, the foregoing Mortgage is hereby assigned to the United States National Bank of Oregon.

STATE OF OREGON

County of Multnomah } ss

Western Builders & Mortgage Co.
Wanda J. Smith, Secy.

Before me appeared the within-named and acknowledge the foregoing instrument to be his voluntary act and deed.

Alice A. Kavan
Notary Public for Oregon
My Commission Expires: 7/12/70

Mortgage

ASSIGNED TO
UNITED STATES NATIONAL BANK OF OREGON

STATE OF OREGON,
County of CLATSOP } ss

I certify that the within instrument was received for
record on the 23rd day of DECEMBER,
19 75 at 10:14 o'clock A.M. and recorded
in Book M 75 on Page 16067 Record
of Mortgages of said County.

Witness my hand and seal of County affixed.

M. D. HILNS
County Clerk (Recorder)

By: [Signature]
Deputy

Fee \$ 6.00

AFTER RECORDING RETURN TO:
UNITED STATES NATIONAL BANK
OF OREGON

Hollywood BRANCH
P.O. Box 13325 ADDRESS

97213 OREGON
For this attention of: Debtors Clearance Department

41 01 MAY 27 1975

STATE OF OREGON
County of

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and same