

10271

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2142

SM

THIS INDENTURE WITNESSETH: That I, W. Alan Bowker
 of the County of Klamath, State of Oregon, for and in consideration of the sum of
 Five thousand six hundred twenty-five and 76/100 Dollars (\$5,625.76), to me
 in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and
 by these presents do grant bargain, sell and convey unto Basin Building, Inc.

of the County of Klamath, State of Oregon, the following described premises situated in Klamath County, State of Oregon, to-wit:

Lots 1 and 2 of Block 46
 Buena Vista Addition to
 City of Klamath Falls
 Klamath County, Oregon
 excepting therefrom the
 South 65 feet of said
 Lots 1 and 2

Together with the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining.
 To have and to hold the same with the appurtenances, unto the said Basin Building, Inc.

its heirs and assigns forever.

THIS CONVEYANCE is intended as a Mortgage to secure the payment of the sum of
 Five thousand six hundred twenty-five and 76/100 Dollars
 (\$5,625.76) in accordance with the terms of certain promissory note of which the
 following is a substantial copy:

On demand, or if no demand be made, then within ninety days (90)
 from the date hereof, I promise to pay to the order of BASIN
 BUILDING, INC., the sum of Five thousand six hundred twenty-
 five dollars and 76/100 (\$5,625.76) with interest at the rate
 of 10% per annum from date until paid. If this note is placed
 in the hands of an attorney for collection, the undersigned
 promises and agrees to pay the reasonable collection costs of
 the holder hereof; and if suit or action is filed hereon, also
 promise to pay (1) holder's reasonable attorney's fee to be fixed
 by the trial court and (2) if any appeal is taken from any decision
 of the trial court, such further sum as may be fixed by the
 appellate court, as the holder's reasonable attorney's fees in
 the appellate court.

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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.

Now, if the sum of money due upon said instrument shall be paid according to the agreement therein expressed, this conveyance shall be void; but in case default shall be made in payment of the principal or interest or any part thereof as above provided, then the said Basin Building, Inc.

and its legal representatives, or assigns may foreclose the Mortgage and sell the premises above described with all and every of the appurtenances or any part thereof, in the manner prescribed by law, and out of the money arising from such sale, retain the said principal, interest and attorney's fees as provided in said note, together with the costs and charges of making such sale and the surplus, if there be any, pay over to the said Basin Building, Inc.

its heirs or assigns.

Witness My hand this 12 day of February, 1976.

*IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; If warranty (a) is applicable and if the mortgagee is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the mortgagee MUST comply with the Act and Regulation, by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use Stevens-Ness Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, use Stevens-Ness Form No. 1306, or equivalent.

W. Alan Bowker

MORTGAGE

(FORM No. 7)

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

TO

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 17th day of FEBRUARY, 1976, at 2:29 o'clock P.M., and recorded in book N 76 on page 2142 or as file number 10271. Record of Mortgages of said County. Witness my hand and seal of County affixed.

W. D. MILNE

COUNTY CLERK

Title.

By Hazel W. Magid Deputy.

AFTER RECORDING RETURN TO

FEES \$ 0.00

Basin 1305
4784 So 6th
Hwy

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 12th day of February, 1976, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named W. Alan Bowker

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 freely and voluntarily.

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

Notary Public for Oregon.
 My Commission expires 9-27-76

