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MTC 1396

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THIS MORTGAGE, Made this 10th day of February, 1976, by
RONALD T. WILLIAMS and BARBARA G. WILLIAMS, husband and wife,

to ROBERT A. SUTHERLAND and BARBARA SUTHERLAND, husband and wife,

WITNESSETH, That said mortgagor, in consideration of the sum of --- Eight Thousand,
Five Hundred and 00/100 --- (\$ 8,500.00) 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 South 67 feet of Lot 12, Block 12, 4th Addition to Winema
Gardens,

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 sur-
vivorship 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:

\$8,500.00 Klamath Falls, Oregon February 10, 1976

On February 15, 1977, or upon prior sale of the South 67 feet of Lot 12, Block
12, 4th Addition to Winema Gardens, Klamath County, Oregon, also known as 1743 F
Down Drive, we jointly and severally, promise to pay to the order of Robert A.
Sutherland and Barbara Sutherland, and upon the death of either of them, then to
the order of the survivor, at 204 North Prospect, Lewiston, Idaho 83501, ---
Eight Thousand, Five Hundred and 00/100 --- Dollars, with interest thereon at the
rate of 9% per annum from February 15, 1976, until paid; interest to be paid with
principal and if not so paid, all principal and interest to become immediately
due and collectible at the option of the holder of this note. If this note is
placed in the hands of an attorney for collection, we promise and agree to pay
the reasonable attorney's fees and collection costs of the holder thereof; and
if a suit or an action is filed hereon, we also promise to pay (1) the holder's
reasonable attorney's fees 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.

It is the intention of the parties hereto that the said payees do not take the
title hereto as tenants in common but with the right of survivorship, that is:
On the death of either of the payees, the right to receive payment of the then
unpaid balance of principal and interest shall vest absolutely in the survivor
of them.

/s/ Ronald T. Williams
Ronald T. Williams

/s/ Barbara G. Williams
Barbara G. Williams

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 EXCEPT a prior Trust Deed for beneficiary First Federal
Savings & Loan Assn., dated March 4, 1971, recorded March 4, 1971, in Vol. M71, page
1853, to which this mortgage is second and junior,

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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, in 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 mort-

gages against loss or damage by fire, with extended coverage, in the sum of \$ full insurable value

in a company or companies acceptable to the mortgagees and will have all policies of insurance on said property made payable to the mortgagees as their interest may appear and will deliver all policies of insurance on said premises to the mortgagees as soon as insured, that he will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste of said premises.

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay said note(s) according to its terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the payment of said note(s); it being agreed that if the mortgagor shall fail to make any payment or to perform any covenant herein, or if a proceeding of any kind be taken to foreclose any lien on said premises, or any part thereof, the mortgagees shall have the option to declare the whole amount unpaid on said note(s) or on this mortgage at once due and payable, and this mortgage may be foreclosed at any time thereafter. And if the mortgagor shall fail to pay any taxes or charges or any lien, encumbrance or insurance premium as above provided for, the mortgagees may at their option do so, and any payment so made shall be added to and become a part of the debt secured by this mortgage and shall bear interest at the same rate as said note(s), without waiver, however, of any right arising to the mortgagees for breach of covenant, and this mortgage may be foreclosed at any time while the mortgagor neglects to repay any sums so paid by the mortgagees.

In the event of any suit or action being instituted to foreclose this mortgage, the mortgagor agrees to pay all reasonable costs incurred by the mortgagees for title reports and title search, all statutory costs and disbursements, and such further sums as the trial court may adjudge reasonable as plaintiff's attorney's fees in such suit or action, and if an appeal is taken from any judgment or decree entered therein mortgagor further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal, all such sums to be secured by the lien of this mortgage and included in the decree of foreclosure.

In case suit or action is commenced to foreclose this mortgage, the court upon motion of the mortgagees, may appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure and apply the same to the payment of the amount due under the mortgage, first deducting all proper charges and expenses attending the execution of said trust.

Each and all of the covenants and agreements herein contained shall apply to, inure to the benefit of and bind the heirs, executors, administrators, successors in interest and assigns of said mortgagor and of said mortgagees respectively.

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

*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 5th day of March, 1976, at 11:25 o'clock A.M., and recorded in book 1176 on page 3126, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Title.

Deputy.

RETURN TO:

Robert Sutherland
804 North Prospect
Lewisville, Idaho 83501

STATE OF OREGON,

County of Klamath

BE IT REMEMBERED, That on this 26th day of February, 1976, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Ronald T. Williams and Barbara G. Williams, husband and wife,

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they 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.

Notary Public for Oregon
My commission expires 10-13-78

FORM No. 690—DEED, WARRANTY (S-N)
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