

14267

MORTGAGE

Vol. 76 Page 7814

THIS MORTGAGE, made this 17 day of May, 1976, by and between
Delores M. Denby hereinafter called Mortgagor, and
Equitable Savings and Loan Association hereinafter called Mortgagee.

WITNESSETH, that, whereas, the Mortgagee has loaned to the Mortgagor the sum of
 TWO THOUSAND AND 88/100 DOLLARS, which sum the Mortgagor agrees to
 repay to the Mortgagee according to the terms of a promissory note of even date for said sum executed and delivered
 by the Mortgagor to the Mortgagee.

NOW, THEREFORE, in consideration of said loan, and for the purpose of securing the payment of said several
 sums of money and interest specified in said note, and the faithful performance of all the covenants therein and
 herein contained, the Mortgagor does hereby grant, bargain, sell and convey unto the Mortgagee, its successors and
 assigns forever, all of the following described real property, situated in the County of

Klamath and State of Oregon, to-wit: The following described
 real property in Klamath County, Oregon: Beginning at the Southwest corner of Lot 17,
 Block 21, Industrial Addition to the City of Klamath Falls,; thence Southeasterly
 along Martin Street, 37½ feet; thence Northeasterly and parallel with Oak Avenue,
 50 feet; thence Northwesterly parallel with Martin Street, 37½ feet; thence
 together with any other property which shall be determined to be a part of said real estate (collectively "the
 property").

This mortgage is given to secure the payment of the several sums of money and interest specified in said note
 hereinbefore mentioned, and the performance of the covenants and conditions therein and herein contained; upon
 the full payment of which said sums and the full and complete performance of which said covenants and conditions,
 as herein required, this conveyance shall be null and void, otherwise it shall be and remain in full force and effect.

It is expressly provided that time and the exact performance of all the conditions of this mortgage are of the
 essence of this contract, and in case default be made in the payment of any of said sums of money when due and
 payable, as above provided, then the whole of the principal sum and the interest accrued at the time default is made,
 and all other sums which the holder of this mortgage shall have paid or become liable to pay shall, at the option of
 such holder thereof, become immediately due and payable without demand or notice, and this mortgage may be
 foreclosed at any time thereafter without notice.

And it is also expressly agreed that if any suit is instituted to effect such foreclosure, by reason of any such
 default, the party to such suit holding this mortgage may recover therein as attorney's fees such sum as the court
 may adjudge reasonable in such suit or action and any appeal therein, together with the costs incurred or paid by
 such party for continuation of abstract or title search from the date of this mortgage to the date of instituting such
 foreclosure suit, in addition to the costs and disbursements allowed by law, and said attorney's fees and other costs
 shall be secured by this mortgage.

IN TESTIMONY WHEREOF, the Mortgagor has signed this mortgage the day and year first above written.

Delores M. Denby
 Delores M. Denby

STATE OF Oregon) ss
 County of Klamath

May 17, 1976

Personally appeared the above named Delores M. Denby and acknowledged
 the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Notary Public for Oregon
 My Commission expires: March 1, 1980

L-445 (9-73)

7845

SECOND MORTGAGE

TO

STATE OF OREGON
County of Klamath

I certify that the within instru-
ment was received for record on the
26th day of May 19 76
at 4:26 o'clock P M., and recorded
in book 76 on page 7844. Record of
Mortgages of said county or as filing
fee No. 7844

Witness my hand and seal of
county affixed.

M. D. MILNE

COUNTY CLERK Title.

By Hand of Deputy
FEE \$ 6.00 Deputy

*1 Pet. to quit 5/26
12 to 3 W. 6th Ave
San Francisco
47201*

Southwesterly and parallel to Oak Avenue, 50 feet to the place of beginning, being
part of Lots 17 and 16 of said block and addition,