

17442

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THIS INDENTURE WITNESSETH: That Steven Keel and/or Carol Keel, husband and wife, of the County of Klamath, State of Oregon, for and in consideration of the sum of Four thousand, two hundred thirty three and no/100 Dollars (\$4,233.00), to them 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 C. P. Peyton and/or Doris A. Peyton, husband and wife

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

Lot 77, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO: (1) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith. (2) Reservations and restrictions contained in the dedication of MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR. (3) Building restrictions as shown on the plat of Merryman's replat of vacated portion of Old Orchard Manor. (4) Twenty-foot building set-back line as shown on the plat of Merryman's Replat of Vacated portion of Old Orchard Manor.

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 C. P. Peyton and/or Doris A. Peyton, husband and wife, their

heirs and assigns forever.

THIS CONVEYANCE is intended as a Mortgage to secure the payment of the sum of FOUR THOUSAND, TWO HUNDRED THIRY THREE and no/100 Dollars (\$4,233.00) in accordance with the terms of certain promissory note of which the following is a substantial copy:

\$4,233.00 One year after date, 1976, Klamath Falls, Oregon, I (or if more than one maker) we jointly and severally promise to pay to the order of C. P. Peyton and/or Doris A. Peyton at Klamath Falls, Oregon DOLLARS, FOUR THOUSAND TWO HUNDRED THIRY THREE and no/100 until paid; interest to be paid with interest thereon at the rate of 10% per annum from Aug. 2, 1976 and if not so paid, all principal and interest, at the option of the holder of this note, to become immediately due and collectible. Any part hereof may be paid at any time. If this note is placed in the hands of an attorney for collection, I/we promise and agree to pay holder's reasonable attorney's fees and collection costs, even though no suit or action is filed hereon; if a suit or an action is filed, the amount of such reasonable attorney's fees shall be fixed by the court or courts in which the suit or action, including any appeal therein, is tried, heard or decided.

~~12835~~

- XXXXXXXXXX)

Peyton, husband and wife, their

wife

• **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 warranty 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.

MORTGAGE

(FORM No. 7)

to

STATE OF OREGON

County of KLAMATH
I certify that the within instru-
ment was received for record on the
10th day of KLAMATH, 1976, at 11:14 o'clock A.M., and recorded
in book N. 76 on page 12294
title number 17442

Witness my hand and seal of
County affixed.

AND OUTLINE

COUNTY CLERK

Title.

COUNTY CLERK	Title.
<i>Harold May</i>	Deputy.

C. P. DEYTON

W. L. LAMATH FALLS, ORE 97601

STATE OF OREGON,

County of KLAMATH

County of CLATSOP

BE IT REMEMBERED, That on this 4th day of August, 1976
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Steven Keel and/or Carol Keel, husband and wife
known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that _____ 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

Notary Public for Oregon.
My Commission expires.....11-12-78