

TC

THIS INDENTURE WITNESSETH: That RICHARD H. GROETCHEN and REBECCA LYNN GROETCHEN, of the County of Klamath, State of Oregon, for and in consideration of the sum of Eight Thousand Three Hundred Twenty & 79/100 - - - Dollars (\$8,320.79), 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 CHARLES A. FISHER

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

Lot 511, Block 102, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 40 feet thereof.

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 CHARLES A. FISHER

heirs and assigns forever. THIS CONVEYANCE is intended as a Mortgage to secure the payment of the sum of Eight Thousand, Three Hundred Twenty Dollars and Seventy-nine cents - - - Dollars (\$8,320.79) in accordance with the terms of that certain promissory note of which the following is a substantial copy:

\$8,320.79 On or before October 15, 1976 Klamath Falls, Ore., August 17, 1976
severally promise to pay to the order of CHARLES A. FISHER
at 403 Main Street, Klamath Falls, Oregon
Eight Thousand Three Hundred Twenty Dollars and Seventy-nine Cents - - - DOLLARS
with interest thereon at the rate of -0-% per annum from None until paid; interest to be paid no interest 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.

/s/
Richard H. Groetchen

/s/
Rebecca Lynn Groetchen

FORM No. 216—PROMISSORY NOTE.

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

The date of maturity of the debt secured by this mortgage is the date on which the last scheduled principal payment becomes due, to-wit: October 15, 1976.

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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

CHARLES A. FISHER

and his 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 RICHARD H. GROETCHEN and REBECCA LYNN GROETCHEN heirs or assigns.

Witness our hand S. this 18 day of Aug 1976

*IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and if the mortgage is a credit, 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. 1303 or equivalent; if this instrument is NOT to be a first lien, use Stevens-Ness Form No. 1306, or equivalent.

Richard H. Groetchen
 Rebecca Lynn Groetchen

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 18th day of AUGUST, 1976, at 4:18 o'clock P.M., and recorded in book M-76 on page 12834 or as file number 17820.

Record of Mortgages of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Hazel M. May, Deputy

AFTER RECORDING RETURN TO

FEE \$ 6.00

NTC

STATE OF OREGON,

County of Klamath

BE IT REMEMBERED, That on this 18th day of Aug, 1976, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Richard H. & Rebecca Lynn Groetchen 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.

My Commission expires 9/24/76