18730 NOTE AND M THE MORTGAGOR, THEODORE BENJAMIN DEVORE	and KAREN LOUISE DEVORE, his wife,	
mortgages to the STATE OF OREGON, represented and acting by the ing described real property located in the State of Oregon and County	그 방법 것 같은 것은 것 같은 것 같은 것 같은 것 같은 것 같은 것 같은	 المراجع ومراجع المعاصر المرجع الم مرجع المرجع ال
The following described real property situa Lot 1, Block 17, Second Addition to Klamath official plat thereof on file in the record	s of the Klamath County, Oregon.	
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19. 19.		
li l	nd appurterances including roads and easements used in connection	
together with the tenements, nerror wirns and fixtures; furnace and re- with the premises: electric wirns and fixtures; furnace and re- ventilating, water and irrigating systems; screens, doors, window a coverings, built-in stoves, ovens, electric sinks, air conditioners, reverings, built-in stoves, ovens, electric sinks, air conditioners, installed in or on the premise; for or timb installed in or on the premise; of the foregoing items, in whole land, and all of the rents, issues, and profits of the mortgaged p installed to secure the payment of <u>Twenty One Thousand and</u>	nd appurtenances including roads and easements used in connection eating system, water heaters, fuel storage receptacles; plumbing, hades and blinds, shutters; cabinets, built-ins, lincleuma and floor friggrators, freezers, dishwashers; and all fixtures now on chreatter r now growing or hereafter planted or growing thereon and any or in part, all of which are hereby declared to be appurtenant to the operty. No/100	
(<u>\$21,000.00</u> , and interest thereon, evidenced by the	following promissory note:	
initial disbursement by the State of Oregon, at the rate of different interest rate is established pursuant to ORS 407.0 States at the office of the Director of Veterans' Affairs in 135.00	5.9 percent per annum until such time as a 12. principal and interest to be paid in lawful money of the United Salem, Oregon, as follows: 15. 1976 and \$135.00 on the 16. twelfth the ad valorem taxes for each and continuing until the full amount of the principal, interest and continuing until the full amount of the principal, interest and continuing until the full amount of the principal.	
The due date of the last payment shall be on or be	fore	
	the ten at any time without penalty.	
AGREES	part of the last good right to mortgage same, that the premises are free ever against the claims and demands of all persons whomsoever, and this un with the land.	
1. To pay all dobts and moneys section means 2. Not to permit the buildings to become vacant or unce provements now or hereafter existing to keep same accordance with any agreement made between the puil 3. Not to permit the cutting or removal of any timber or	upled; not to permit the removal or demolishment or any observations of the second repair; to complete all construction within a reasonable time in rises hereto; expt for his own domestic use; not to commit or suffer any waste;	
4. Not to permit the use of the premises for all	ce to exist at any time;	
7. To keep all buildings uncessing, an amount as shall of all policies with receipts showing payment in full of all policies with receipts showing payment in full of all insurance shall be kept in force by the mortgagor in insurance shall be kept in force by the mortgagor in the showing payment in full of all insurance shall be kept in force by the mortgagor in the showing payment in the showing payment in full of all insurance shall be kept in force by the mortgagor in the showing payment in the	assessed against the prelimes more erm of the mortgage, sgainst loss by fire and such other hasards in such be satisfactory to the mortgages; to deposit with the mortgages all moch premiums; all such insurance shall be made, payable to the mortgage case of foreclosure until the period of redemption expires;	

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14080 Mortgages shall be entitled to all compensation and damages received under right of eminent domain, or for any security volun-tarily released, same to be applied upon the indebtedness; 9. Not to lease or ren⁴ the premises, or any part of same, without written consent of the mortgagee; promptly notify mortgagee in writing of a transfer of ownership of the premises of any part or interest in same, and to rrish a copy of the instrument of transfer to the mortgagee; a purchaser shall pay interest as prescribed by ORS 407.070 on payments due from the date of transfer; in all other respects this mortgage shall remain in full force and effect. 10 The mortgagee may, at his option, in case of default of the mortgagor, perform same in whole or in part and all expenditures In so doing including the employment of an attorney to secure compliance with the terms of the mortgage or the note shall interest at he rate provided in the note and all such expenditures shall be immediately repayable by the mortgagor without and shall be secured by this mortgage. Default in any of the covenants or agreements herein contained or the expenditure of any portion of the loan for purposes than those specified in the application, except by written permission of the mortgagee given before the expenditure is made, cause the entire indebtedness at the option of the mortgagee to become immediately due and payable without notice and this gage subject to foreclosure. The failure of the mortgagee to exercise any options herein set forth will not constitute a waiver of any right arising from a h of the covenants. In case forcelosure is commenced, the mortgagor shall be liable for the cost of a title search, attorney fees, and all other costs incurred in connection with such foreclosure. Upon the breach of any covenant of the mortgage, the mortgagee shall have the right to enter the premises, take possession, to the rents, issues and profits and apply same, less reasonable costs of collection, upon the indebtedness and the mortgagee shall the right to the appointment of a receiver to collect same. The covenants and agreements herein shall extend to and be binding upon the heirs, executors, administrators, successors and is of the respective parties hereto. It is distinctly understood and agreed that this note and mortgage are subject to the provisions of Article XI-A of the Oregon Constitution, ORS 407.010 to 407.210 and any subsequent amendments thereto and to all rules and regulations which have been issued or may here fror be issued by the Director of Veterans' Affairs pursuant to the provisions of ORS 407.020. WORDS: The masculine shall be deemed to include the feminine, and the singular the plural where such connotations are applicable herein. Section in Tet Miner abe, registioned and Lifteeuin of such tash October 1, Free States 2, 135,00--IN WITNESS WHEREOF, The mortgagors have set their hands and seals this 9th day of September -Routs und Thousand and Ma/200-The close Benjami Dellor Ben Karen Kruse Allore (Seal) 41:000:00-000-000 (Seal) The set of ACKNOWLEDGMENT STATE OF OREGON. County of Klamath ..., his wife, and acknowledged the foregoing instrument to be ... their... voluntary KAREN LOUISE DEVORE act and deed. WITNESS by hand and official seal the day and year last above written. ilo7_{1.2} Bennice D • 17 (SEAL) O SLIC My Commission expires _____3/13/80 or oncos MORTGAGE TO Department of Veterans' Affairs FROM STATE OF OREGON, Klamath County of ... Klamath County Records, Book of Mortgages I certify that the within was received and duly recorded by me in Sept 9 1976 at o'clock MJ SENATE County <u>CLERK</u> After recording return to: DEFARTMENT OF VOTERANS: AFFAIRS General Services Building Salem, Oregon 97310 11(CLE YALD WID): LC VGL Form 1-4 (Rev. 5-71) A start the second s The set of the set of the manual of the