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i ji ji kapa and wife mortgages to the STATE OF OREGON, represented and acting by the Director of Veterans' Affairs, pursuant to ORS 407.030, the following described real property located in the State of Oregon and County ofKlamath

Tract 18 ALTAMONT SMALL FARMS, Klamath County, Oregon

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together with the tenements, heriditaments, rights, privileges, and appurtenances including roads and casements used in connection with the premises; electric wiring and fixtures; furnace and heating system, water heaters, fuel storage receptacles; plumbing, ventilating, water and irrigating systems; screens, doors; window shades and binds, shutters; cabinets, built-ins, linoleums and after coverings, built-in stoves, overs, electric sinks, air conditioners, refigerators, freezers, dishwashs; ad of growing thereon; and any installed in or on the premises; and any shrubbery, fora, or timber new growing or nore of the foregoing items, in whole or in part, all of which are hereby declared to be appurtenant to the land, and all of the rents, issues, and profile of the mortgaged property.

ure the payment of ______Thirty_Two_Thousand_Three_Hundred_and_No/100--Dollar

一种心理学会生产的现在分词

(s 32, 300.00), and interest thereon, evidenced by the following promissory note:

We'sirerco

I promise to pay to th	e STATE OF OREGON	Two Thousand	<u> Three Hundred and No/10</u>
یک ایک ایک میں میں دین ایک بین خون میں مندر میں میں میں میں میں دین کا ایک ا	Dollars (\$ 52, 500,00), with interest from the date
different interest rate is esti States at the office of the D	State of Oregon, at the rate of .5. blished pursuant to ORS 407.072, pu irector of Veterans' Affairs in Sales	m, Oregon, as follows:	
. 207.00	on or before November 15.	1976	and \$ 207.00 on the
15th of each month	thereafter, plus One/ t	welltu or	the ad valorem taxes for ea
successive year on the pren and advances shall be fully	ises described in the mortgage, an paid, such payments to be applied	d continuing until the first as interest on the	full amount of the principal, inter unpaid balance, the remainder on t
The due date of the l	ist payment shall be on or before	October 15,	2001
In the event of transf the balance shall draw inter	r of ownership of the premises or est as prescribed by ORS 407.070 fr y a mortgage, the terms of which	any part inercol, 1 will rom date of such trans	fer.
	Falls, OR 97601	(0.11m) (101)	1- rechar
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September 24	19.76	Mehalam	- Sugle and and a
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The mortgagor or subsequent owner may pay all or any part of the loan at any time without penalty.

The mortgagor covenants that he owns the premises in fee simple, has good right to mortgage same, that the premises are free from encumbrance, that he will warrant and defend same forever against the claims and demands of all persons whomsoover, and this covenant shall not be extinguished by foreclosure, but shall run with the land. nant shell not be extinguished by foreclosure, but shall run with the land. MORTGAGOR FURTHER COVENANTS AND AGREES:

1. To pay all debts and moneys secured hereby;

To pay all debts and moneys secured nervoy:
 Not to permit the buildings to become vacant or unoccupied; not to permit the removal or demollahment of any buildings or improvements now or hereafter existing to keep same in good repair; to complete all construction within a reasonable time in accordance, with any agreement made between the parties hereto;
 Not to permit the cutting or removal of any timber except for his own domestic use; not to commit or aulter any waste;

4. Not to permit the use of the premises for any objectionable or unlawful purpose;

3. Not to permit any tax, assessment, lien, or encumbrance to exist at any time;

Not to permit any tax, assessment, her, or encumbrance to exist at any time;
Mortgagee is authorized to pay all real property taxes assessed against the premises and add same to the principal, each of the advances to beer interest as provided in the noise;
7. To keep all buildings unceasingly insured during the term of the mortgage, against loss by fire and such other hazards in such company or companies and in such an amount as shall be satisfact all such insurance shall be made payable to the mortgage; insurance shall be made payable to the mortgage; insurance shall be kept in force by the mortgage, and to deposit with the mortgage; insurance shall be kept in force by the mortgager.

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 Mortgagee shall be entitled to all compensation and damages received under right of eminent domain, or for any security volu tarily released, same to be applied upon the indebtedness; Not to lease or rent the premises, or any part of same, without written consent of the mortgagee; 	
10. To promptly notify mortgagee in writing of a transfer of ownership of the premises or any part or interest in same, and firmish a copy of the instrument of transfer to the mortgages; a purchaser shall pay interest as prescribed by ORS 407.070 all payments due from the date of transfer; in all other respects this mortgage shall remain in full force and effect. The mortgagee may, at his option, in case of default of the mortgage, perform same in whole or in part and all expenditur made in so doing including the employment of an altorney to secure compliance with the terms of the mortgage or the note shard and shall be secured by this mortgage.	to on
draw interest at the rate provided in the note and all such expenditures shall be immediately repayable by the mortgager withon demand 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 purpos other than those specified in the application, except by written permission of the mortgagee given before the expenditure is man shall cause the entire indebtedness at the option of the mortgage to become immediately due and payable without notice and th mortgage subject to forecloure.	
The failure of the mortgagee to exercise any options herein set forth will not constitute a waiver of any right arising from breach of the covenants. In case foreclosure is commenced, the mortgagor shall be liable for the cost of a title search, attorney fees, and all other con incurred in connection with such foreclosure.	
Upon the breach of any covenant of the mortgage, the mortgage shall have the right to enter the premises, take possessic collect the rents. issues and profits and apply same, less reasonable costs of collection, upon the indebtedness and the mortgage sha have 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 a assigns of the respective parties hereto.	$\operatorname{nd} \qquad \qquad$
It is distinctly understood and agreed that this note and morigage are subject to the provisions of Article XI-A of the Oreg Constitution, ORS 407.010 to 407.210 and any subsequent amendments thereto and to all rules and regulations which have be issued or may hereafter 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 a applicable herein.	그는 것 같은 것 같은 것 같아. 지난 지난 지난 지난 지난 지난 지난 지나는 것이 같아. 지난 것이 나는 것이 나는 것이 같이 있는 것이 같아. 나는 것이 같아. 나는 것이 같아. 나는 것이 같아.
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IN WITNESS WHEREOF, The mortgagors have set their hands and seals this 24 day of September	
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ACKNOWLEDGMENT	
STATE OF OREGON, County of <u>Klamath</u>	
Before me, a Notary Public, personally appeared the within named <u>Charles F. Ziegler and</u> <u>Geraldine P. Ziegler</u> , his wife, and acknowledged the foregoing instrument to be their volunta act and deed.	
WITNESS by hand and official seal the day and year last above written. Kathy R. Mallamar Kathy R. Mallams Notary Public for Orregon	
Kathy R. Mallams Notary Pieffle for Oregon My Commission expires	
MORTGAGE	
FROM TO Department of Veterans' Affairs STATE OF OREGON, Klamath County of }es.	
I certify that the within was received and duly recorded by me in <u>Klamath</u> County Records, Book of Mortgage No. <u>M. 76 Rege</u> 15128, on the <u>27</u> day of <u>Sept 1976</u> Wm D Milne <u>County</u> <u>County</u>	
By Buchyou Buchen MEDEL Beputy MEAD OFFICE	
Flied September 27 1976 at o'clock 0:24 a M. Willing County Milling County Milling County Milling County Milling Clerk By Clerk By Clerk By Clerk	
(After recording return to: 6.00 DEPARTMENT OF VETERANS' AFFAIRS 6.00 General Services Building 1001111111111111111111111111111111111	

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