

21127


 REAL PROPERTY MORTGAGE — OREGON
 UNITED STATES NATIONAL BANK OF OREGON
Vol. M 76 Page 17492
 Mortgagee: Stephen Delbert Morgan & Valerie Jean Morgan Date October 21, 1976
 (Buyer)

 Mortgagee: United States National Bank of Oregon Amount: \$ 4915.80
 (Seller, Contractor, Lender)

 As security for a note from the above named Mortgagee to the above-named Mortgagee executed contemporaneously herewith in the amount set forth above, the Mortgagee hereby mortgages to the Mortgagee the following described real property in Klamath County, Oregon:

 The E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon EXCEPTING the North 100 feet of the said E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 32, T37S, R11E, W.M.

If said note, or any extension or renewal thereof, is paid as agreed, this Mortgage shall be void. In case of default in the payments thereon, this Mortgage may be foreclosed as provided by law.

During the term of this Mortgage, Mortgagee agrees to the following:

1. All taxes, assessments, liens and encumbrances of all kinds in connection with this property shall be paid promptly when due and if not so paid, Mortgagee shall have option of paying same, adding the cost to the debt secured by this Mortgage, the added amount drawing interest at the same rate as the note.
2. Mortgagee agrees to cover said property and improvements with insurance as required by Mortgagee. If not so covered, Mortgagee shall have the option of purchasing such coverage, adding the cost to debt secured by this Mortgage, the added amount drawing interest at the same rate as the note.
3. Mortgagee will keep all improvements on the property in good order and repair and will not commit or suffer any waste of the premises, nor remove from the premises any of the improvements.
4. Mortgagee hereby assigns to Mortgagee all leases, rentals, and the income from these during the term of the Mortgage.
5. During the term of this Mortgage any additions or improvements shall be covered by this Mortgage.
6. In the event any suit or action is instituted to foreclose this Mortgage, or in the event of any appeal therefrom, the Mortgagee agrees to pay all costs and disbursements allowed by law, and such sum as the court may adjudge reasonable as attorneys' fees. All such sums shall be secured by this Mortgage and included in the decree of foreclosure, and will draw interest at the same rate as the note.

Stephen Delbert Morgan Mortgagee
Valerie Jean Morgan Mortgagee
[Signature] Witness

STATE OF OREGON

County of Klamath } ss
 On this 21 day of October, 1976, before me personally appeared K. E. Sager, witness, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as a witness thereto. He, being duly sworn by me, stated that he (she) resides in Klamath County, Oregon; that he was present and saw Stephen Delbert Morgan and Valerie Jean Morgan, personally known to him to be the signers of the foregoing instrument as parties thereto, sign and deliver the same and he heard them acknowledge that they executed the same, and that he, the witness, thereupon signed his name as a witness thereto at the request of said Stephen Delbert Morgan and Valerie Jean Morgan.

 Notary Public for Oregon
 My Commission Expires 3-31-78

70-1874 5/68

STATE OF OREGON; COUNTY OF KLAMATH; ss.

 I hereby certify that the within instrument was received and filed for record on the 3rd day of NOVEMBER A.D., 1976 at 2:32 o'clock P M., and duly recorded in Vol. M 76 of MORTGAGES on Page 17492.
FEE \$ 3.00

WM. D. MILNE, County Clerk

By [Signature] Deputy