

21741


 REAL PROPERTY MORTGAGE — OREGON
 UNITED STATES NATIONAL BANK OF OREGON

18329

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Mortgagor: Malcolm D. Crawford and Londa L. CrawfordDate November 5, 1976Mortgagee: Shasta Way Branch, United States National Bank of OregonAmount: \$ 6,400.00February 2, 1976 (Gross)

As security for a note from the above named Mortgagor to the above named Mortgagee executed February 2, 1976 in the amount set forth above, the Mortgagor hereby mortgages to the Mortgagee the following described real property in Klamath County, Oregon:

Lot 8, Block 3, Tract No. 1103, EAST HILLS ESTATES

Said note is due February 2, 1977.

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, Mortgagor 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. Mortgagor 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. Mortgagor 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. Mortgagor 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 Mortgagor 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.

Malcolm D. Crawford Mortgagor
Londa L. Crawford Mortgagor

Witness

STATE OF OREGON

County of KLAMATH } ss

Personally appeared the above-named Malcolm D. Crawford and Londa L. Crawford and acknowledged the foregoing instrument to be their voluntary act.

Before me:

[Signature]
 Notary Public for Oregon

My Commission Expires Oct. 9, 1977

STATE OF OREGON, COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 17th day of NOVEMBER A.D., 1976 at 12:52 o'clock P.M., and duly recorded in Vol. M 76 of MORTGAGES on Page 18329.

FEE \$ 3.00.

WM. D. MILNE, County Clerk

By [Signature] Deputy

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