

35373


 REAL PROPERTY MORTGAGE — OREGON
 UNITED STATES NATIONAL BANK OF OREGON
Vol. 171 Page 16693

Mortgagor: James P. Woodward and Doris Woodward Date Aug. 30, 1977
 (Buyer)
 Mortgagee: U. S. National Bank of Oregon, Klamath Falls Branch Amount: \$ 4,536.60
 (Seller, Contractor, Lender)
 As security for a note from the above named Mortgagor to the above named Mortgagee executed contemporaneously herewith in the amount set forth above, the Mortgagor hereby mortgages to the Mortgagee the following described real property in Klamath County, Oregon:

A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Section 36; thence North 89° 55' East a distance of 1345.2 feet; thence North 0° 16' West a distance of 2187.0 feet to the Northwest corner of First Addition to Moyina Subdivision; thence North 89° 39' 30" East along the North line of said subdivision a distance of 420.0 feet to a $\frac{1}{2}$ inch iron pin; on the true point of beginning of this description; thence continuing North 89° 39' 30" East a distance of 125.00 feet to a $\frac{1}{2}$ inch iron pin; thence North 00° 16' West a distance of 120.00 feet to a $\frac{1}{2}$ inch iron pin; thence South 89° 39' 30" West a distance of 125.0 feet to a $\frac{1}{2}$ inch iron pin; thence South 00° 16' East a distance of 120.0 feet to the true point of beginning of this description.

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.

James P. Woodward Mortgagor
Doris Woodward Mortgagor
W. Daniels Witness

STATE OF OREGON
 County of Klamath } ss

On this 30th day of August, 19 77, before me personally appeared L. A. Daniels, 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 (who) resides in Klamath County, Oregon; that he was present and saw James P. Woodward and Doris Woodward, 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 James P. Woodward and Doris Woodward.

William D. Milne
 Notary Public for Oregon
 My Commission Expires 3-31-79

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 8th day of SEPTEMBER, A.D., 19 77 at 12:45 o'clock P.M., and duly recorded in Vol. M77, of MORTGAGES on Page 16693.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Hazel Craig Deputy