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THE MORTCAGOR REX L. TURNER and ALICE F. TURNER, husband and wife

mortgages to the STATE OF OREGON, represented and acting by the Director of Veterans' Attairs, pursuant to ORS 407.030, the follow ing described real property located in the State of Oregon and County of Klamath

Lot 10 of Block 301, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

그는 것은 사람이 있는 것 같은 것 같아. 지난 것 같아. 지난 것은 것 같아. 집에서 가지 않아요. 나는 것 같아. 것 같아. 것 같아. 것 같아. 것	이 가지 않는 것 같아요. 한 사람들은 것 같아요. 것 같아요. 집에 물질을 알려야 하는 것 같아요. 것 같아요. 것 같아요. 한 사람들은 것 같아요. 가지 않는 것 같아요. ? ? ? ? ? ? ? ? ? ? ? ? ? ? ? ? ? ? ?
together with the tenements, heriditaments, rights, privileges,	and appurtenances including roads and easements 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 blinds, shutters; cabinets, built-ins, linoleums and floor
coverings, built-in stoves, ovens, electric sinks, air conditioners,	refrigerators, freezers, dishwashers; and all fixtures now or hereafter
installed in or on the premises; and any shrubbery, flora, or timb	er now growing or hereafter planted or growing thereon; and any
replacements of any one or more 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 profits of the mortgaged p	ro perty;

to secure the payment of Fifteen Thousand Five Hundred Ninety and no/100-------Dollars

(\$15,590,00----), and interest thereon, evidenced by the following promissory note:

the balance shall draw interest as prescribed by ORS 407.070 from date of such transfer. This note is secured by a mortgage, the terms of which are made part hereof Dated at Klamath Falls, Oregon

19.77

September 20

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 whomsoever, and this covenant shall not be extinguished by foreclosure, but shall run with the land.

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MORTGAGOR FURTHER COVENANTS AND AGREES:

1. To pay all debts and moneys secured heraby;

2. Not to permit the buildings to become vacant or unoccupied; not to permit the removal or demolishment of any buildings or improvements now or hereafter existing; to keep same in good ropatr; to complete all construction within a reasonable time in accordance with any agreement made between the parties hereto;

3. Not to permit the cutting or removal of any timber except for his own domestic use; not to commit or suffer any waste;

Not to permit the use of the premises for any objectionable or unlawful purpose;
Not to permit any tax, assessment, lien, or encumbrance to exist at any time;

 Mortgages is authorized to pay all real property taxes assessed against the premises and add same to the principal, each of the advances to bear interest as provided in the note;

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 satisfactory to the mortgage; to deposit with the mortgage all such policies with receipts showing payment in full of all premiums; all such insurance shall be made payable to the mortgage insurance shall be kept in force by the mortgagor in case of forcelosure until the period of redemption expires;

17607 Mortgagee 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 indebiedness; 9. Not to lease or rent the premises, or any part of same, without written consent of the mortgagee; To promptly notify mortgagee in writing of a transfer of ownership of the premises or any part or interest in same, and to furnish a copy of the instrument of transfer to the mortgagee; a purchaser shall pay interest as prescribed by ORS 407.070 on all 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 the rate provided in the note and all such expenditures shall be immediately repayable by the mortgagor without made draw demai 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 ch 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 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, it 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 assigns 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 hereafter be issued by the Director of Veterans' Atfairs 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 co IN WITNESS WHEREOF. The mortgagors have set their hands and seals this __20thday of ____September____ 19.77. (Seal) Mice 7. Junner (Seal) (Seal) ACKNOWLEDGMENT STATE OF OREGON. Klamath County of ... Before me, a Notary Public, personally appeared the within named <u>Rex L. Turner and Alice F. Turner</u> act and deed. , his wife, and acknowledged the foregoing instrument to be ... their... voluntary 42 · · · · · · · · WITNESS by hand and official seal the day and year last above written. VISOF ONES. Judy Blubal My Commission expires MORTGAGE L. M73031 FROM TO Department of Veterans' Affairs STATE OF OREGON. County ofKlamath I certify that the within was received and duly recorded by me inKlamath..... County Records, B ok of Mortgages No. M77 Page 17.606 on the 20th day of September 1977 Wm.D. Milne Klamathcounty Clerk Vago By Jua ... Deputy. Filed September 20, 1977 at o'clock 3:37 PM Klamath Falls, Oregon Klazil Dia ...Klamath County By After recording return to: DEPARTMENT OF VETERANS' AFFAIRS General Services Building Salem, Oregon 97310 Deputy Fee \$6.00 Form L-4 (Rev. 5-71) 17606

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