

40207


 REAL PROPERTY MORTGAGE — OREGON  
 UNITED STATES NATIONAL BANK OF OREGON

 Vol. 11 Page 23885

 Mortgagor: Dean R. Matlick & Verna R. Matlick Date Dec. 5, 1977  
 (Buyer)  
 Mortgagee: Town & Country Branch - U. S. National Bank of Oregon Amount: \$ 7,635.00  
 (Seller, Contractor, Lender) (Gross)

 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:

The following described real property situate in Klamath County, Oregon, to-wit:

Beginning at an iron pin in the Westerly right of way line of Summers Lane which lies South 0°10' East along the Section line a distance of 983.9 feet and North 88°39' West a distance of 30 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 S.R. 9 E.W.M., and running thence; Continuing North 88°39' West a distance of 275.4 feet to an iron pin; thence South 0°39' East a distance of 275.4 feet to an iron pin on the Westerly right of way line of Summers Lane; thence North 0°10' West along the Westerly right of way line of Summers Lane a distance of 78.4 feet, more or less, to the point of beginning, said tract containing .50 acres, more or less, in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 15, Township 39 S.R. 9 E.W.M., in Klamath County, Oregon.

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.

X Verna R. Matlick Mortgagor  
 X Dean R. Matlick Mortgagor  
B. J. [Signature] Witness

STATE OF OREGON

County of Klamath } ss

On this 5th day of Dec., 19 77, before me personally appeared G. D. Parrish, 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 Dean R. Matlick and Verna R. Matlick, 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 Dean R. Matlick and Verna R. Matlick.

Catherine [Signature]  
 Notary Public for Oregon
My Commission Expires 5-19-81

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 9th day of December A.D., 19 77 at 11:45 o'clock A M., and duly recorded in Vol M77 of Mortgage on Page 23885.

FEE \$3.00

WM. D. MILNE, County Clerk

By Bernitha [Signature] Deputy