

Mortgagee shall be entitled to all compensation and damages, recoverable under right of eminent domain, or for any security bond, lawfully awarded, same to be applied upon the indebtedness.

1. Not to lease or rent the premises or any part of same, without written consent of the mortgagee.

2. To promptly notify mortgagee in writing of a transfer of ownership of the premises or any part thereof, as prescribed by ORS 407.029, and furnish a copy of the instrument of transfer to the mortgagee. This mortgage shall remain in full force and effect.

3. All payments due from the date of transfer, in all other respects, this mortgage shall remain in full force and effect.

4. The mortgagor, at his option, in case of default of the mortgagor, perform same in whole or in part and all expenditures made in so doing, including the employment of an attorney to secure compliance with the terms of the mortgage or the note shall bear interest at the rate provided in the note and all such expenditures shall be immediately repayable by the mortgagor without demand and shall be secured by this mortgage.

5. Default in any of the covenants or agreements herein contained or the expenditure of any portion of the loan for purposes other than those specified in the application, except by written permission of the mortgagee given before the expenditure is made, shall cause the entire indebtedness at the option of the mortgagee to become immediately due and payable without notice and this mortgage shall be subject to foreclosure.

6. The failure of the mortgagee to exercise any options herein set forth will not constitute a waiver of any right arising from a breach of the covenants.

7. 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.

8. Upon the breach of any covenant of the mortgage, this mortgagee shall have the right to enter the premises, take possession, collect the rents, issues and profits and apply same to the reasonable costs of collection, upon the indebtedness and the mortgagee shall have the right to the appointment of a receiver to collect same.

9. The covenants and agreements herein shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

10. 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 Affairs 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 connotations are applicable herein.

IN WITNESS WHEREOF, the mortgagors have set their hands and seals this 11th day of January, 1978.

James Thomas Meade, Jr. (Seal)
Debra C. Meade (Seal)

ACKNOWLEDGMENT

STATE OF OREGON
 County of Klamath

Before me, Notary Public, personally appeared the within named James T. Meade, Jr. and Debra C. Meade, who are husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and official seal the day and year last above written.

John Blanton (Seal)
 Notary Public for Oregon
 My Commission Expires 2-28-80

MORTGAGE

STATE OF OREGON
 County of Klamath

I certify that the within was received and duly recorded by me in Klamath County, Oregon, this 11th day of January, 1978, at 10:12 AM, in Book 637, page 637.

Bruce H. Galt (Seal)
 Notary Public for Oregon
 My Commission Expires 10/12/79

Filed January 11, 1978 at 10:12 AM
 Klamath County, Oregon
 County of Klamath

Notary Public for Oregon
 My Commission Expires 10/12/79

Notary Public for Oregon
 My Commission Expires 10/12/79

