43387 THIS MORTGAGE, Made this 14th Carol L. Gallup, an unmarried person -14th February 19 78 day of -- - Mortgugor, - - to Bank of America National Trust and Savings Association, A National Banking. Association, P. O. Box 518, Tulelake, California 96134 -- - - - - Mortgagee,

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WITNESSETH, That said mortgagor, in consideration of Twelve Thousand grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns, that certain real property situated in Klamath County, State of Oregon, bounded and described as follows, to-wit:

A parcel of land situate in the SW2 of NW2 of Section 12, Township 41 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon described as follows:

Beginning at the Southwest corner of the SW \ddagger of NW \ddagger of said Section 12, Township 41 South, Range 11 East of the Willamette Meridian and thence proceeding North to the North line of existing Merrill-Malin State Highway and East to the East line of existing irrigation ditch the true point of beginning herein; thence Easterly parallel with said highway for 720 feet; thence Northerly parallel with the West line of said Section 12 for 525 feet; thence Westerly parallel with said highway 720 feet to the Easterly line of said irrigation ditch; thence Southerly parallel with the West line of said Section 12 for 525 feet to the North line of said State Highway and the point of beginning.

(CODE 16 MAP 109 TL 92-1)

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FORM No. 105A-MORIGAGE-One Page Long Form

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and which may hereafter thereto belong or appertain, and the rents, issues and profits therefrom, and any and all fixtures upon said premises at the time of the execution of this mortgage or at any time during the term of this mortgage.

TO HAVE AND TO HOLD the said premises with the appurtenances unto the said mortgagee, his heirs, executors, administrators and assigns forever.

This mortgage is intended to secure the payment of _____A promissory note....., of which the following is a substantial copy:

\$12,000.00 Dated 14 February 1978 at Tulelake, California 96134, with interest at the rate of 9.25% per annum on the decreasing balance, principal and interest payable in 120 monthly instalments of \$153.64 each, commencing 1 April 1978.

The date of maturity of the debt secured by this mortgage is the date on which the last scheduled principal payment be-due, to-wit: 1 March , 1988.

And said mortgagor covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawlully seized in fee simple of said premises and has a valid, unencumbered title thereto

and will warrant and forever defend the same against all persons; that he will pay said note, principal and interest, according to the terms thereoi; that while any part of said note remains unpaid he will pay all taxes, assessments and other charges of every nature which may be levied or assessed against said property, or this mortgage or the note above described, when due and pay-able and before the same may become delinquent; that he will promptly pay and satisfy any and all liens or encumbrances that are or may become liens on the premises or any part thereoi superior to the lien of this mortgage; that he will keep the buildings now on or which hereafter may be erected on the said premises continuously insured against loss or damage by lire and such other hazards as the mortgage may from time to time require, in an amount not less than the original principal sum of the note or obligation secured by this mortgage, in a company or companies acceptable to the mortgage, with loss payable first to the mort-gagee and then to the mortgagor as their respective interests may appear; all policies of insurance shall be delivered to the mort-gagee as soon as insured. Now if the mortgagor shall fail lor any reason to procure any such insurance and to deliver said policies to the mortgage at least filteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings, are o. now on or wind hazards as the mortgue obligation secured by this mortgage gagee and then to the mortgage gagee as soon as insured. Now i mortgagee at least fifteen mortgagee at least fifteen mortgage at least of the mortgage at least of th orteagee at least fifteen days prior to the expirate .ns , keep At the rsur ements on said premi nd im gee may procure the same at mortgagor pair and will not commit or suffer any ses. At the request of the ses. At the request of the pursuant to the Uniform her public office or offices, med desirable by the morth the mortgagee, the mortga m Commercial Code, in to ces, as well as the cost of mortgagor with th ortgagee in executing or cost of all lier

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3170

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IN WITNESS WHEREOF, said mortgagor has hereunto set his hand the day and year first above written.

ja elle Gac 1 Carol L. Gallup

*IMPORTANT NOTICE: Delete, by lining out, plicable; if warranty (a) is applicable and if is defined in the Truth-in-Lending Act and I ty (a) is ap Truth-in-Len Regulation e a FIRST li •••

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> , 19 78 day of Jeline 4 un before me, the undersigned, a notary public in and for said county and state, personally appeared the within named BE IT REMEMBERED, That on this

known to me to be the identical individual ---- described in and who executed the within instrument and executed the same freely and voluntarily. acknowledged to me that she IN TESTIMONY WHERFOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

SPACE RESERVED

FOR

RECORDER'S USE



Munder Clus at Notary Public for Oregony My Commission expires Clus B

MORTGAGE

(FORM No. 105A) EVENS-NESS LAW PUB. CO., PORT

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AFTER RECORDING RETURN TO BUNK OF AMERICAL PO BOY SIX BOY PÓ 96134 Tulelake, CA

STATE OF OREGON

County of Klamath I certify that the within instrument was received for record on the **21st** day of February...., 19.78..., at 10:49 o'clock **A** M., and recorded in book M78...on page 3169...or as file/reel number 43387.... Record of Mortgages of said County.

Witness my hand and seal of County affixed.

.....Title Wm. D. Milne By Sernetha Deputy

Fee \$6.00