44623

THE MORTGAGOR

Vol.

4885

JOHN GAMACHE & GERALDINE GAMACHE, husband and wife

hereby mortgage to KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States, hereinafter called "Mortgagee," the following described real property, situated in Lamath County State of Oregon, and all interest or estate therein that the mortgager may hereafter acquire together with the income County. State of Oregon, and all interest or estate therein that the mortgagor may hereafter acquire, together with the income,

Lot 2 of Block 1, TRACT 1135, according to the Official plat thereof on file in the office of the County Clerk of Klamath

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Mortgagors performance under this mortgage and the note it secures may not be assigned to or be assumed by another party. even of an attempted assignment or assumption, the entire unpaid balance shall become immediately due and payable..

together with all rights, easements or privileges now or hereafter belonging to, derived from or in anywise appertaining to the above described premises, and all plumbing, lighting, heating, ventilating, air-conditioning, refrigerating, watering and irrigation apparatus, equipment and fixtures, together with all awnings, venetian blinds, floor covering in place such as wall-to-wall carpeting and linoleum, shades and built-in ranges, dishwashers and other built-in appliances now or hereinafter installed in or used in connection with the above described premises, and which shall be construed as part of the realty, to secure ETERM STORM STORMS FIRE ETERM STORMS FIRE ETERM STORMS FIRE ETERM STORMS FIRE ETERMS FIRE ETERMS

FIFTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 Dollars, bearing even date, principal, and interest being payable in NANCHARLES SEMI-annual installments, payable on the 9th day of September, 1978, and the 9th day of March 1979, and the balance principal and interest, due on or before and to secure the payment of such additional money, if any, as may be closed hereafter by the mortgage to the mortgage of the mortga

any payment on one note and part on another, as the mortgager may eject.

The mortgager or other hourds, in such companies as the mortgage may direct, in an amount not less than the face of this mortgage, and then to the mortgage then the face of this mortgage, with loss payable that to the mortgages to the full amount of said indebtedness and then to the mortgages then the face of this mortgage, with loss or damage to the papers of the mortgage and it pays the mortgages and then to the mortgage of the papers of the mortgage and it pays the proposed, or so much thereof as may be necessary, in payment of said indebtedness. In the ovent of foreclosure all right in all policies then in force shall pass to the mortgage thereby giving and mortgage the right to assign and transfer said

The mottgagor further coremnts that the building or buildings now on or hereafter erected upon said premises shall be kept in good repair, not altered, extended, normosts from the date berred or the date construction is hereafter commenced in the mortgager agrees to pay, when due, all taxes, assessments, and clarge every kind which may be adjudged to be prior to the line of this mortgage or the note and or the indefendenses which it is secures or any transactions in connection therewith or within may be assigned as further executity to mortgage extended the comes a prior line by operation of law, and to pay premiums on any life in any other pays to the mortgage of property and insurance policy property and insurance premiums while any part of the indebtedness security to mortgage and insurance premiums while any part of the indebtedness security cannot be a security and the pay to the mortgage on the date installments on principal and interest are payable an anomal equal to 1/12 of said yearly charges. No interest shall be paid mortaged and the note hereby recamis unpaid, mortgager as additional security for the payment of this mortgage and the note hereby secured.

Should the mortgager fall to keep any of the foregoing covenants, then the mortgagee may perform them, without walving any other right or remedy herein given for ten date herewith and he repayable by the mortgager on demand.

In case of default in the payment of any installment of said debt; or of a breach of any of the covenants herein or contained in the application for loan executed by the mortgager, then the entire debt hereby secured shall, at the mortgager's option, become immediately due without notice, and this mortgage may be foreclosed.

The mortgages hall pay the mortgages a teasonable sum as attorneys less in any suit which the mortgages defends or prosecutes to protect the lien hereof or to loreclose this mortgage; and shall pay the costs and disbursements allowed by law and shall pay the cost of the cost of the lien hereof and abstracting same; which sums shall be secured hereby and may be included in the decree of foreclosure. Upon bringing action to foreclose this mortgage or at any time while such proceeding is pending, the mortgages, without notice, may apply for and secured the appointment of a receiver for the mortgaged property or any part thereof and the income, rents and profits therefrom.

The martigagor consents to a personal deficiency judgment for any part of the debt hereby secured which shall not be paid by the sale

Words used in this mortgage in the present tense shall include the future tense; and in the masculine shall include the feminine and neuter genders; and in the singular shall include the plural; and in the plural shall include the singular.

Each of the covenants and agreements herein shall be binding upon all successors in interest of each of the mortgagors, and each shall inure to the benefit of any successors in interest of the mortgagoe.

Dated at Oregon, this		of the mortgagors, and each
	9th	of March 19 78
STATE OF OREGON	Thorald	ino Hamache
County of Klamath ("		
THIS CERTIFIES, that on this 9th day o	March	
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to me known to be the identical person S described in and executed the same freely and voluntarily for the purposes the IN (TESTIMONY WHEREOF, I have hereunto set my han	who executed the within instrumer	it and acknowledged to me that they
	the day and y	orr) last above written:

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MORTCACE EMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION S40 Main Street Mortgagee Mortgagee TE OF OREGON TE OF OREGON THE OFFI THE	March 14, S minutes past ecorded in Vol 4885	The Double County C County C County C County C County C C COUNTY C C C C C C C C C C C C C C C C C C C
MORTE OF SECOND	March 14, 1978 March 14, 1978 25 minutes past 3 at 25 minutes past 3 and recorded in Vol. M78 page: 4885 Records	Wine De Milne County Clerk. By Deleased Deputy. Ree \$6.00 Mail to KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION