

DEED BY MORTGAGOR, BOBBY B. ROSS AND DOROTHEA F. ROSS, HUSBAND AND WIFE
 WITH RECORDING FEE \$10.00

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

PARCEL 1

A parcel of land situated in Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a railroad spike marking the Northeast corner of the SE $\frac{1}{4}$ of said Section 1; thence North 89° 45' 40" West along the North line of said SE $\frac{1}{4}$ 30.00 feet to a 3/4 inch iron pin on the Westerly right of way line of Oregon State Highway No. 39 and the point of beginning for this description; thence continuing North 89° 45' 40" West along said North quarter section line, 1877.09 feet to the Easterly right of way line of the Klamath Irrigation District, No. 19 Drain; thence along said drain right of way line the following courses and distances; South 19° 02' 07" West, 92.67 feet; South 42° 01' 53" East, 430.24 feet; South 62° 32' 19" East, 162.80 feet; South 85° 24' 20" East, 286.92 feet; South 54° 01' 20" East, 311.01 feet; South 75° 05' 16" East, 589.62 feet; North 39° 56' 26" East, 570.09 feet to said Westerly right of way line of Highway 39; thence North 00° 11' 45" East along said highway right of way line 394.75 feet to the point of beginning.

PARCEL 2

A parcel of land situated in Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at a railroad spike marking the Northeast corner of the SE $\frac{1}{4}$ of said Section 1; thence North 89° 45' 40" West along the North line of said SE $\frac{1}{4}$, 30.00 feet to a 3/4 inch iron pin in the Westerly right of way line of Oregon State Highway No. 39; thence South 00° 11' 45" West along said Westerly right of way line, 457.31 feet to the Southerly right of way line of Klamath Irrigation District No. 19 drain and the point of beginning for this description; thence continuing South 00° 11' 45" West along said highway right of way line 874.74 feet to a 5/8 inch iron pin; thence leaving said highway right of way line North 89° 45' 37" West along the South line of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 1, 1339.94 feet to the Easterly right of way line of said No. 19 drain; thence along said Easterly right of way line of No. 19 drain the following courses and distances; North 18° 41' 36" West, 481.11 feet; North 07° 27' 21" East, 327.34 feet; South 85° 24' 20" East, 249.91 feet; South 54° 01' 20" East, 307.20 feet; South 75° 05' 16" East, 622.54 feet; North 39° 56' 26" East, 547.45 feet to the point of beginning.

SUBJECT TO:

A 30.00 foot wide easement for the purpose of ingress and egress adjacent to and Southerly of the Southerly right of way line of said No. 19 drain and Northerly of the following described line: Commencing at a railroad spike marking the Northeast corner of said SE $\frac{1}{4}$ of Section 1; thence North 89° 45' 40" West along the North line of said SE $\frac{1}{4}$, 30.00 feet to a 3/4 inch iron pin on the Westerly right of way line of Oregon State Highway No. 39; thence South 00° 11' 45" West along said Westerly right of way line 504.23 feet to a 5/8 inch iron pin marking the point of beginning for this description; thence leaving said Westerly right of way line South 39° 56' 26" West 530.49 feet to a 5/8 inch iron pin; thence North 75° 05' 16" West, 647.21 feet to a 5/8 inch iron pin; thence North 54° 01' 20" West, 304.33 feet to a 5/8 inch iron pin; thence North 85° 24' 20" West, 243.00 feet to a 5/8 inch iron pin at the Easterly right of way line of a branch of said No. 19 drain, the terminus of the above described easement.

1. Mortgagee 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.

2. To keep all buildings permanently insured during the term of the mortgage, against loss by fire and such other hazards in such policies as may be required and in such an amount as shall be satisfactory to the mortgagee; to deposit with the mortgagee all such policies; with receipts showing payment in full of all premiums; all such insurance shall be made payable to the mortgagee; insurance shall be kept in force by the mortgagor in case of foreclosure until the period of redemption expires.