Called Moregagor, and FIRST NATIONAL BANK OF OREGON, a national banking association, hereinafter called "Moregages" whose address the Moregagor from the Mortgagor has bargained and sold and does hereby grant, bargain, sell and continued the Mortgagor, and the Mortgagor from the Mortgagor has bargained and sold and does hereby grant, bargain, sell and continued the Mortgagor, all the following described property situate in Klamath County, Oregon, to with Falls, Oragon, in the County of Klamath, State of Oragon, described as follows:  Beginning at the Northwesterly corner of said Block 50; thence in a Northwesterly corner of said Block 50; thence in a Northwesterly.	Ti / City men	<b>16.4 (no. 6</b> ) 194		Vol. 7/1/8 Page 6154
called "Morepager," and FIRST NATIONAL BANK OF ORECON, a national beaching sendative, hereinning called "Morepager whom address often and the state of the control of the c			Jacille M <sup>e</sup> lke	, 19_ <u>78</u> , bet
WITNESSITE:  WITNESSITE:  WITNESSITE:  For white secreted by the Mortgager from the Mortgages, the Margagor has brighted and sold and dear hereby grant bargain, sell and continues the Mortgager from the County of Klamarth, States of Oregon, described as follows:  Beginning at the Northwesterly corner of said Block 50; thence in a Northeasterly direction parallel to the Mortgager from the Southerly line of Washington Street in said addition 32. I feed to the Mortgager flow shift Murth Street in said Addition 38 feet; thence in a Southeasterly direction parallel with Washington Street in shid Addition 38 feet; thence in a Southeasterly direction parallel with Markington Street in shid Addition 38 feet; thence in a Southeasterly direction parallel with Markington Street in shid Addition 38 feet; thence in a Southeasterly direction parallel with Markington Street in shid Addition 38 feet; thence in a Southeasterly direction parallel with Markington Street in shid Addition 38 feet; thence in a Southeasterly direction parallel with Markington Street in shid Markington and Street in shid Markington Street in shid Markington Street in shid Markington Markington Street in shid Markingto				
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For white sections by the Mortgagor from the Mortgagor, the Mortgagor has brighted and said does bereby grant, barguin, sell and con unto the Mortgage, all the following described property situate in				7 A 4 C 4 C 4 C 4 C 4 C 4 C 4 C 4 C 4 C 4
min the Mortgage, all the following described property situate in Klassath County, Oregon, to with the Mortgage, all the following described property situate in Klassath, County, Oregon, to with The Northwesterly 88 feet of Lot 5, Block 50, Flest Addition to the City of Klassath Falls, Oregon, in the County of Klassath, State of Oregon, described as follows:  Beginning at the Northwesterly councer of said Block 50; thence in a Northwesterly direction along the Southerly line of Washington Street in said addition 53.2 feet to the Northwesterly, councer of said Lot 5; thence in a Southeasterly direction parallel with Rearth Street in said addition 53.2 feet with Farrity Street in said Addition 53 feet; thence in a Southeasterly direction parallel with the said in Street 53.2 to the Westerly line of said Lot 5; thence in a Northwesterly direction parallel with the said feet of the place of Fourth Street 88 feet to the place of Fourth Street 88 feet to the place of Fourth Street 88 feet to the place of Fourth Street 89 feet to the place of Fourth Street 80 feet to the place 80 feet 80		사용 그렇다 하다 하다고 화를 받는		
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tues for plambing, 'lighting, heating, cooling, cooling, ventilating or irrigating, tinoleum and other floor covering attached to floors, and shelving connects, and other store, office and trade fixtures; also the rents, issues and profits arising from or in connection with the said real and personal property or any part thereof.  On Higher and On Hull the same unto the Mortgagee, its successors and assigns, forever.  And the Mortgagor does hereby covenant to and with the Mortgagee, that he is lawfully seized in fee simple of the said real property, that the is heabolute owner of the said personal property, that the said real and personal property is free from encumbrances of every kind and nature, and the will warrant and forever defend the same against the lawful claims and demands of all persons whomesever.  This conveyance is intended as a mortgage to accure performance of the covenants and agreements herein contained, to be by the Mortgagor kep and performed, and to accure the payment of the sum of a Elevent thousand five building M. Nelson  as single verses  deed Including interest thereon in accordance with the tenor of a certain promissory note executed by Lincille M. Nelson  a single verses  thereon is accordance with the tenor of a certain promissory note executed by day of each month  as including for the basines then remaining unpaid shell be paid.	direction alo to the Northe with Fourth S	the Northwesterly on ng the Southerly lin asterly corner of s treet in said Addit	omer of said Bloome of Washington Said Lot 5; thence ion 88 feet; thence	ck 50; thence in a Northeasterly Street in said addition 53.2 feet in a Southeasterly direction paralle to in a Southeasterly direction
tues for plambing, 'lighting, heating, cooling, cooling, ventilating or irrigating, tinoleum and other floor covering attached to floors, and shelving connects, and other store, office and trade fixtures; also the rents, issues and profits arising from or in connection with the said real and personal property or any part thereof.  On Higher and On Hull the same unto the Mortgagee, its successors and assigns, forever.  And the Mortgagor does hereby covenant to and with the Mortgagee, that he is lawfully seized in fee simple of the said real property, that the is heabolute owner of the said personal property, that the said real and personal property is free from encumbrances of every kind and nature, and the will warrant and forever defend the same against the lawful claims and demands of all persons whomesever.  This conveyance is intended as a mortgage to accure performance of the covenants and agreements herein contained, to be by the Mortgagor kep and performed, and to accure the payment of the sum of a Elevent thousand five building M. Nelson  as single verses  deed Including interest thereon in accordance with the tenor of a certain promissory note executed by Lincille M. Nelson  a single verses  thereon is accordance with the tenor of a certain promissory note executed by day of each month  as including for the basines then remaining unpaid shell be paid.				
tues for planbind, lighting, heating, cooling, certifier and counters, and other store, office and trade fixtures; also the rents, issues and projects arising of the counters, and other store, office and trade fixtures; also the rents, issues and profits arising from or in connection with the said real and personal property or any part thereof.  Ou Histor and On Hold the same unto the Mortgagee, its successors and assigns, forever.  And the Mortgagor does hereby covenant to and with the Mortgagee, that he is lawfully seized in fee simple of the said real property, that he the said personal property, that the said real and personal property is free from encumbrances of every kind and nature, and the will warrant and forever defend the same against the lawful claims and demands of all persons whomosever.  This conveyance is intended as a mortgage to secure performance of the covenants and agreements herein contained, to be by the Mortgagor kep and performed, and to secure the payment of the sum of a Elevent thousand five hundred dollars and on/100—and interest thereon in accordance with the tenor of a certain promissory note executed by Lincille M. Nelson  a. Single ways.  Agy 17				30 (1995年 - 1995年 - 1 第4条 - 1995年 -
This conveyance is intended as a mortgage to secure performance of the covenants and agreements herein contained, to be by the Mortgagor kep and performed, and to secure the payment of the sum of \$ Eleven thousand five hundred dollars and 00/100—and interest thereon in accordance with the tenor of a certain promissory note executed byLitcille M. Nelson	use for phimbling, lighting counters, and other store, property or any part there  Ou Hate and  And the Mortgagor doe the absolute forms	, heating, cooking, cooling, ver office and trade fixtures; also to of.  Of Hold the same unto the s hereby covenant to and with	tibed, including, but not exchange inaler that it is a profit of the rents, issues and profits, e Mortgagee, its successors as the Mortgagee, that he is less	usively, all fixtures and personal property used or intended am and other floor coverings attached to floors, and shelvir arising from or in connection with the said real and personal estimates, forever.
and interest thereon in accordance with the tener of a certain promissory note executed by			no mater cisins and demand	is of all persons whomsoever.
and interest thereon in accordance with the tener of a certain promissory note executed by	This conveyance is inten	ided as a mortgage to secure per	formance of the com-	
and interest thereon in accordance with the tener of a certain promissory note executed by		그리고 있는 그 불편한 일본 사이 그는 학교를 받고 있다.	or the coverients at	nd agreements herein contained, to be by the Mortgagor ke
deserd April 19		Salvent of the stan of \$2	BAEVEO TOOLSANG F	ive bundred dollars and 00/100-
desird April 19	may therest (nerson in seco	rdance with the tenor of a certa	in promissory note executed l	by Lucille M. Nelson
descrit April 19			a single	<b>******</b>
. 19_78_, payable to the order of the Mortgagee in installments not less than  158.96 . each, including interest, on the 17 day of each				
community on the 17 day of each month  community May 17 19, 78 until horil 17, 1988	daerd	April 19		
sommasteing May 17 . 19 72 until Boril 17 . 1988  when the balance then remaining impaid shall be paid.	<b>2</b> 158.06		, 19 <u>/8</u> , payal	ble to the order of the Mortgagee in installments not less than
. 19_78_, untilBoril 17. 1988			ctoost, on the <u>17</u>	day of each
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· 其形性 (4) [4] [4] [4] [4] [4] [4] [4] [4] [4] [4]	when the balance	o then remaining unpaid shell b	o paki.	
	그 그리다면 사람들은 사람들이 살아보는 사람들이 되었다. 그는 사람들은 사람들은 사람들이 되었다.			요즘 보통 경기 때문에 보고 있는데 그 사람들이 되었다. 경영화 경기 되었다. 그 보고 있는데 경기 등을 받는데 되었다.

The Mortgagor does hereby covenant and agree to and with the Martgages, its successors and assigns:

- That he will pay, when due, the indebtedness hereby secured, with interest, as prescribed by said note, and all taxes, lions and utility charges upon said premiens or for services furnished thereto.
- S. That he will not commit or permit strip or waste of the said premises or any part thereof; that he will keep the real and personal property hereinabove described in good order and repeir and in tenantable condition; that he will promptly comply with any and all municipal and governmental rules and regulations with reference thereto; that if any of the said property be damaged or destroyed by any cause, he will immediately reconstruct or repair the same so that, when completed, it shall be worth not less than the value thereof at the time of such less or damage; provided, that if such loss or damage shall be caused by a hazard against which insurance is carried, the obligation of the Mortgagor to repair or reconstruct shall not arise unless the Mort-

gages shall consent to the application of insurance proceeds to the expense of such reconstruction or repair.

3. That he will, at his own cost and expense, keep the building or buildings now or hereafter upon said premises, together with all personal property covered by the lien hereof, insured against loss by fire and against loss by such other hazards as the Mertgagee may from time to time require, in one or more insurance companies satisfactory to or designated by the Mortgagee in an aggregate amount not less than the amount of the indebtedness hereby secured (unless the full insurable value of such building or buildings is less than the amount bereby secured, in which event the Mortgager shall insure to the amount of the full insurable value); that all policies of insurance upon said premises, including policies in excess of the amount hereinabove mentioned and policies against other hazards than those required, shall contain such provisions as the Mortgagee shall require and shall provide, in such form as the Mortgagee may prescribe, that loss shall be payable to the Mortgagee; that all such policies and receipts showing full payment of premiums therefor shall be delivered to and retained by the Mortgagee during the existence of this mortgage; that at least 5 days prior to the ex-

partition any party to parties in will before the Weltgage value. In the policy or policies shall impose my credition upon the liability of the nature or shall enter may reverse e classes or other provides by which the interest may be liable for less than the full amount of the loss surfaced, the will, as often as the Mortgagee may require, provide the Mortgagee with all such evidence as it may require force ming the performance of such condition or the existence of any facts or the value of the imports and made at the limitance of such condition or the existence of any facts or the value of the imports and made at the limitance of such condition of the content of the condition of t the property inso red and, if it shall appear to the Mortgage that the in-surence is prejudiced by the action omissions of the Mortgagor or that the doverne is inadequate, the Mortgagor will desuch acts and things and others such further insurance as the Mortgage may require; that the Mortgage may sat its option, require the proceeds of any insurance policies upon the said premises to be applied to the payment of the in-debtedness hereby secured or to be used for the repair or reconstruction the property lastifed and, if it shall appear to the Mortgagee that the inof the property damaged or destroyed.

4. That he will execute or produce such further assurance of his title to the said property as may be requested by the Mortgages.

3. That in case the Mortgagor shall fail, neglect or refuse to do or perform any of the sets or things herein required to be done or performed; the Mortgagor may at its option? but without any obligation on its part to so do, and without waiver of such default, procure any insurance, pay any taxes or liens or utility charges, make any repairs, or do any other of the things required, and any expenses so incurred and any other of the things required, and any expenses so incurred and any so paid shall bear interest at 10% per annum and shall be secured herehy.

6. That he will not; wallful! the prior written consent of Mortgagee, transfer his interest in said premises or any part thereof, whether or not the transferre sesumes as agrees to pay the indebtedness hereby secured.

Upon any application for Morigagee econsent to such a transfer, Mortfrom the transferee such information as would gagee: may require normally be required if the transferre references from applicant. Mortaging gages shall not increasonably withhold its consent. As a condition of its service charge not exceeding one percent of the original amount of the indebtedness hereby secured and may increase the interest rate on the indebtedacts hereby secured by not more than one percent per annum-

 That, if any default be made in the payment of the principal or interest of the hidebtedness hereby sentred or in the performance of any of the covenants or agreements of this mortgage, the Mortgagee may, at its option, without notice, declare the entire sum secured by this mort-gage due and payable and foreclose this mortgage.

That, in the event of the institution of any suit of the fore-close this mortgage, the Mortgagor will pay such sum as the trial court and any appellate court may adjudge reasonable as attorney's less in connection therewith and such further sums as the Morigages shall have paid or incurred for extensions of abstracts or title searches or examination fees in connection therewith, whether or not final judgment or decree therein be entered and all such sums are secured hereby; that in cree therein be entered and all such sums are secured hereby; that in any such sain, the court may, upon application of the plaintiff and without regard to the condition of the property or the adequacy of the security for this indebtedness hereby secured and without notice to the Mortgagor or any one else, appoint a receiver to take possession and carre of all said motifgaged property and collect and receive any or all of the rents, issues and profits which had theretofore arisen or accrued or which may arise or accrued during the pendency of such suit; that any amount so received shall be applied toward the payment of the debt secured hereby, after first paying therefrom the charges and expenses of such sections that the payment of the debt secured hereby; after first paying therefrom the charges and expenses of such sections that the payment of the debt secured hereby; after first paying therefrom the charges and expenses of such sections that the payment of the debt secured hereby; after first paying therefrom the charges and expenses of such sections that the payment of the debt secured hereby; after first paying therefrom the charges and expenses of such sections that the payment of the debt secured hereby after first paying therefrom the charges and expenses of such sections the payment of the debt secured hereby after first paying therefore the charges are secured and without notice to the secure of the accruence of the payment of the payment of the control of the payment of such receivership, but until a breach or default by the Mortgagor in one or more of his covenants or agreements herein contained, he may remain in possession of the mortgaged property and retain all rents actually paid. to and received by him prior to such default.

by The word Mortgagor", and the language of this instrument shall where there is more than one mortgagor, be construed as plural and be binding jointly and severally upon all mortgagors and the word "Mort-gagee" shall apply to any holder of this mortgage. Masculine pronouns include feminine and neuter. All of the covenants of the Mortgagor shall be binding upon his heirs, executors, administrators, successors and assigns and inure to the benefit of the successors and assigns of the Mortgagee. In the event of any transfer of the property herein described or gage. In the event or any transfer of the property nerein described or any part thereof or any interest therein, whether voluntary or involuntary or by operation of law, the Mortgagee may, without notice to the Mortgagor or any one else, once or often, extend the time of payment or grant renewals of indebtedness hereby secured for any term, exceute releases or partial releases from the lien of this mortgage or in any other respect modify the terms hereof without thereby affecting the personal primary liability of the Mortgagor for the payment of the indebtedness hereby secured. No condition of this mortgage shall be deemed waived hereby secured. No condition of this mortgage shall be deemed waived junies the same be expressly waived in writing by the Mortgagee. Whenever any notice, demand, or request is required by the terms hereof or by any law now in ex. tence or hereafter enacted, such notice, demand or request shall be sufficient if personally served on one or more of the persons who shall at the time hold record title to the property herein despribed or it spelosed in a postpaid envelope addressed to one or more of such persons or to the Mortgagor at the last address actually furnished to the Mortgage or at the mortgaged premises and deposited in any post office; station or letter box.

and beside half and to see the best bear the line with the day and year first above written. This movement is intimited as a monthly at the world, performance on the configure and agreement from some And the Merigagor does hareby terroment to end with the 210st garee. It at he lide and the abold result in the self personal property, that the task real and remainst property the abold result and leave in getend the early action the factor relationship designed. CORPORATE ACKNOWLEDGEMENT Ou Hant aug ich Haly gesen and in the tertering STATE OF OREGON, County of some service of the control of the superior of and he \_, 19\_78 19 Personally appeared the above named a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation (provided said corporation has such seal) and and an incominated the foregoing instrument to be that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be her Manhadry act and deed. rest to the place or A Stand the Edsterly Line adjustmenting design theres in a Morth Seal State Mean Control of Seal State Stat Baginning at the Morthwesterly, comer of said Block 50; themes in a Abroneastarly direction along the Southerly line of Washington Street in said contributed 53.2 feet ESTATE OF OREGON. ) Falls, On on, in the Kuncy of Ma \* ind morth steril sails of Lot S, 13 ounty of Klamath ) fight for record at request of nu 195 sp . 5 #持续机-安装 3 ्राक्ष्य Trensessition Title Co. \_A.D. 19\_78 BANK OF on this 25thday of April RET 正祖等於 P M, and duly 3:33 o'clock \_ reco ded in Vol.\_ E, County Clerk LUB MYLIU Fee \$6.00 AFTER

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