	the state of the state of	made this 8th	MTC GYAQ day of May	Vol. May Page 9
R. W	. CARLIL	E AND M. E. CARLILE		HUSBAND AND WIFE
called "Morras			and the same and the	
caned Mortgag	gor, and FIR	ST NATIONAL BANK OF ORE	GON, a national banking association, here	inafter called "Mortgagee".
WITNES	SETH:			
For value rec	ceived by the	Mortgagor from the Mortgagec,	the Mortgagor has bargained and sold and	doer handle
unto the Mortga	gee, all the fo	llowing described property situal	to in VT A344 mm	
:			A Committee of the Comm	County, Oregon, to wit
LOT 3 IN IN THE O	BLOCK 1	OF TRACT NO. 1135,	ACCORDING TO THE OFFICIAL. KLAMATH COUNTY, OFFICIAL.	PLAT THEREOF ON PIECE
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The Mortgagor does hereby covenant and agree to and with the Mortgagee, its successors and assigns:

- That he will pay, when due, the indebtedness hereby secured, with interest, as prescribed by said note, and all taxes, liens and utility charges upon said premises or for services furnished thereto.
- 2. 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 repair and in tenantable condition; that he will promptly comply with any said 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 loss 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-

gagee 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 such other hazards as the Mortgagee 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 hereby 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 excepts showing full payment of premiums therefor shall be debtened to and retained by the Mortgagee during the existence of this mortgage; that at least 5 days prior to the ex-

piration of any policy or policies he will deliver to the Mortgagee satisfactory renewals thereof together with premium receipts in full; that if any policy or policies shall impose any condition upon the liability of the insurer or shall contain any "average claus." or other provision by which the insurer may be liable for less than the full amount of the loss sustained, he will, as often as the Mortgagee may require, provide the Mortgagee with all such evidence as it may request concerning the performance of such condition or the existence of any facts or the value of the property insured and, if it shall appear to the Mortgagee that the insurance is prejudiced by the acts or omissions of the Mortgage or that the coverage is inadequate, the Mortgagor will do such acts and things and obtain such further insurance as the Mortgagee may require; that the Mortgagee may, at its option, require the proceeds of any insurance policies upon the said premises to be applied to the payment of the indebtedness hereby secured or to be used for the repair or reconstruction of the property damaged or destroyed.

- 4. That he will execute or procure such further assurance of his title to the said property as may be requested by the Mortgagee.
- 5. That in case the Mortgagor shall fail, neglect or refuse to do or perform any of the acts or things herein required to be done or performed, the Mortgagee may, at its option, but without any obligation to 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 sums so paid shall bear interest at 8% per anaum and shall be secured hereby.
- 6. That he will not, without the prior written consent of Mortgagee, transfer his interest in said premises or any part thereof, whether or not the transferee assumes or agrees to pay the indebtedness hereby secured. Upon any application for Mortgagee's consent to such a transfer. Mortgagee may require from the transferee such information as would normally be required if the transferee were a new loan applicant. Mortgagee shall not unreasonably withhold its consent. As a condition of its consent to any transfer, Mortgagee may, in its discretion, impose a service charge not exceeding one percent of the original amount of the indebtedness hereby secured and may increase the interest rate on the indebtedness hereby secured by not more than one percent per annum.
- 7. That, if any default be made in the payment of the principal or interest of the indebtedness hereby secured 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 mortgage due and payable and foreclose this mortgage.

- 8. That, in the event of the institution of any suit or actions this mortgage, the Mortgagor will pay such sum as the trial court and any appellate court may adjudge reasonable as attorney's fees in connection therewith and such further sums as the Mortgagee 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 any such suit, 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 care of all said mortgaged 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 accrue 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 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.
- to and received by him prior to such default.

 9. 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 "Mortgage" 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 finure to the benefit of the successors and assigns of the Mortgagor any part thereof or any interest therein, whether voluntary or involuntary or by operation of law, the Mortgagoe may, without notice to the Mortgagor or any, one else, once at often, extend the time of payment or grant renewals of indebtedness hereby secured for any term, execute releases or partial releases from the lies of this mortgago or in any other respect modify the terms hereof without thereby affecting the personal hereby secured. No condition of this mortgage shall be deemed waived unless the same be expressly waived in writing by the Mortgagoe. Whenever any notice, demand, or request is required by the terms hereof or by any law now in existence or hereafter enacted, such notice, demand or request shall be sufficient if personally served on one or more of the described or if enclosed 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.

IN WITNESS WHEREOF, said Mortgagor has executed this indenture the day and year first above written. CORPORATE ACKNOWLEDGEMENT STATE OF OREGON, County of ... STATE OF OREGON Personally appeared. County of_ KLAMATH who being duly sworn, did say that he. 19 78 . is the and he Personally appeared the above named R. W. Carlile and M. E. Carlile, husband and wife and acknowledged the foregoing instrument to b a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation (provided said corporation has such seals and authority of its Board of Directors; and he acknowledged said instrument to he Before man their colilisary act and deed. Notary Public for Gregon My commission expires: Notary Public for Oregon 10 Klamath County 271.11 within instrument FIRST NATIONAL BANK OF ORECON Portland, Oregon Records of Mortgages r record on the First National Blank of Oregon Real Estate Loan Division Estate Loan Division recorded on 흏 5 State of Oregon, County of Klamath \$55, I hereby certify that 0. Box received and filled for WM. M78 County (lamath day of o'clock