

THIS MORTGAGE, Made this 25th day of May, 19 78,
by LESLIE UNRUH and DOROTHY UNRUH, husband and wife,
to LUTHER T. HANSEN and GLADYS A. HANSEN, husband and wife. Mortgagor,

WITNESSETH, That said mortgagor, in consideration of Fifty Thousand and Mortgage,
 grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns, that cer-
 tain real property situated in Klamath County, State of Oregon, bounded and described as

All that part of the S $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 41 South,
Range 12 East of the Willamette Meridian, in the County
of Klamath, State of Oregon, described as follows: Beginning
at the Northwest corner of the said S $\frac{1}{4}$ SE $\frac{1}{4}$; thence South along
the West line of said S $\frac{1}{4}$ SE $\frac{1}{4}$, 920 feet, more or less, to the
North bank of the irrigation ditch running Easterly across
said S $\frac{1}{4}$ SE $\frac{1}{4}$ as now located and constructed; thence Easterly follow-
ing the said North bank of said irrigation ditch as now located
and constructed across the said S $\frac{1}{4}$ SE $\frac{1}{4}$ to the East line of said
S $\frac{1}{4}$ SE $\frac{1}{4}$; thence North on the East line of said S $\frac{1}{4}$ SE $\frac{1}{4}$ to the
Northeast corner of said S $\frac{1}{4}$ SE $\frac{1}{4}$; thence West along the North line
thereof 2,640 feet, more or less, to the point of beginning
off the North side of said S $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 6, Township
41 South, Range 12 East of the Willamette Meridian.

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 one promissory note, of which the following is a copy:

Payable at Merrill, Oregon May 8, 1978
For no more than one dollar jointly and severally promise to pay to the order of Luther T.
Hansen and Linda Hansen or the survivor of them,
Ukiah, California

[illegible]

14/ Leslie Unruh
15/ Dorothy Unruh

The date of maturity of the debt secured by this mortgage is the date on which the last scheduled principal payment becomes due to wit: **APR 1 1981**

And said mortgage covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawfully

and will warrant and forever defend the same against all persons; that he will pay said note, principal and interest, according to the terms thereof; 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 payable; and before the same may become delinquent; that he will promptly pay and satisfy any and all liens or encumbrances that now on or which hereafter may be created on the said premises continuously insured against loss or damage by fire and such other hazards as the mortgagee may from time to time require in an uniform not less than the original principal sum of the note or notes; and then to the mortgagee or its company or companies acceptable to the mortgagee, with loss payable first to the mortgagee as such is insured; Now if the mortgagee shall fail for any reason to procure any such insurance and to deliver said policies to the mortgagee, at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings, the mortgagee may procure the same at mortgagor's expense; that he will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste of said premises. At the request of the mortgagee, the mortgagor shall join with the mortgagee in executing one or more financing statements pursuant to the Uniform Commercial Code, in form satisfactory to the mortgagee; and will pay for having the same in the proper public office or offices, as well as the cost of all lien searches made by title officers or searching agencies, may be deemed desirable by the mortgagee.

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