This Indenture, made this 21st	Vol ₂₁₈ Pege 18718
	Ellen L. Bonser
called "Mortgagor", and FIRST NATIONAL BANK OF ORECON, 601 Main St., Klamath Falls	A Single Woman a national banking association, hereinafter called "Mortgagee" whose address Branch, Klamath Falls, OR 97601
WITNESSETH:	VA 77001
For value received by the Mortgagor from the Mortgagee, the Mo	ortgagor has bargained and sold and does hereby grant, bargain, sell and conv
unto the Mortgagee, all the following described property situate in	Klamath
Lot 49 First Addition to Summers Lane H thereof on file in the County Clerk off	County, Oregon, to wit:
counters, and other store, office and trade fixtures; also the rents, is property or any part thereof.	or hereafter thereunto belonging or in anywise appertaining, also all such a nises, as are ever furnished by landlords in letting unfurnished buildings sund ling, but not exclusively, all fixtures and personal property used or intended rirrigating, linoleum and other floor coverings attached to floor, and shelvings and profits arising from or in connection with the said real and person
On Plane and Co Hold the same unto the Mortgagee	e, its successors and assigns former
And the Mortgon, 1 1 1	
This conveyance is intended as a mortgage to secure performance o	of the covenants and agreements herein contained, to be by the Mortgager $\hat{m{\epsilon}}$ op
nd performed, and to secure the payment of the sum of \$_Thirtes	en thousand five hundred dollars and 00/100
nd interest thereon in accordance with the tenor of a certain promise	ory note executed by <u>Ellen L. Bonser</u> .
a Single Woman	ny note executed by Ellen L. Bonser.
	70
atedAugust 21,	
August 21, 162.58each,including	19 70 , payable to the order of the Mortgagee in installments not less than
August 21, 162.58	the 5 day of each month

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

1. That he will pay, when due, the indebtedness hereby secured, with interest, as prescribed by said note, and all taxes, here and utility charges upon said premises or for services turnished 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 tenant able condition; that he will promptly comply with any and all monicipal and governmental rules and regulation, with reference thereto, that it any of the said property be damaged or destroyed by any cause, he will immediately reconstruct or repair the vame 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

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 beginning buildings now or hereafter upon said process a transfer exectly a second and property covered by the ben hereof ansured account here he will against loss by such other hazards as the Mentrager may be referred designated by the Mentrager in an agreement and here is a designated by the Mentrager in an agreement a second could amount of the indebtedness hereby second hereby the designated and indepth of the Mentrager in an agreement hereby above the school of the historia and curred, in which event the Mentrager shall in second to the accordance curred, in which event the Mentrager shall in second to the accordance including policies in excess of the amount hereinably control and policies against other hazards than those topined shall in the provisions as the Mentrager shall require and shall provide in a step provisions as the Mentrager may prescribe, that here shall be payable to the Mentrager that all such policies and receipts showing full payment of premiums therefor shall be delivered to and retained by the Mentrager during the existence of this mortgage, that at least 8 days prior to the extense during the existence of this mortgage, that at least 8 days prior to the existence of this mortgage, that at least 8 days prior to the existence of this mortgage, that at least 8 days prior to the existence of this mortgage, that at least 8 days prior to the existence of this mortgage, that at least 8 days prior to the existence of the second control of the existence of the mortgage.

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 difference or shall contain any "average clause" or other provision by which the insurer may be liable for less than the full amount of the less than the insurer may be liable for less than the full amount of the less than the insurer may be liable for less than the full amount of the less than the insurer may be liable for less than the full amount of the less than the insured with all such exidence as it may require a provide the formance of such condition on the existence of any require the property insured and, it is shall appear to the Mortgagee that which is surence is preindiced by the art for unissions of the Mortgagee than the insurance as the Mortgage may explice the coverage is innicepants, it. Mortgager will do each set and class the Mortgage may, at its option, require the provided any insurance policies upon the haid provide to be applied to the partners of the included the property chanaged at descripted. piration of any policy or policies he will deliver to the Mortgagee satis-

- 4. That he will execute or presents with further assurance or his reported the said property as may be requested by the Mattgagee.
- 5. That in case the Mortgagor shall fail, accled a race a to desar to form any of the agis or things berein required in the dealer of performing the Mortgagor may, at its option, but without may bright enough to part to so do, and without waiver of such default, process acts in actually, process are lines or utility charges, made any report so a parameter pay any takes or liens or utility charges, made any report so a pay only other all the things to unreal, and any expenses we are arrest or radi sometice, pay any takes or mension during enamples, make any repeats the control of the things required, and any expenses we discurred to an armous separal shall bear interest at 10 per annual and shall be a control of the following formula.
- 6. That be will not, without the prior written expect at Merclanes, transfer his interest in said premiess or any part the root, where we are the transferer assumes or agrees to pay the undebtedness horses or agrees to pay the transfered assumes of agrees in pay the undergoness means of one Upon any application for Mortgagee's retearn to the strategy Mortgagee may require from the transfered such as one from as well as the form that the transfered such as one time as well as the form to t Sager may require from the transferee such accordance as well normally be required if the transferee were a new loan applicant. More gages shall not unreasonably withhold its consent to any transfer. Moregages may, in its discretion, imposes consent to any transfer. Moregages may, in its discretion, imposes indebtedness hereby secured and may increase the interest rate on the bidebtedness hereby secured by not more than one percent per annum. indebtedness hereby secured by not more than one percent per annum
- 7. That, if any default be made in the payment of the pro-spal or that, if any derains be made in the payment of the personal of interest of the indebtedness hereby secured or in the performance of any of the covenants or agreements of this mortgage, the Mortgage in excitations of the covenants of the secure of the sec its option, without notice, declare the entire sum secured by the most gage due and payable and foreclose this mortgage

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With the entire of the state of Mortgagor or me comme and Abortgager in the second of th and a die same the large and the otherwise the property of the control of the co by any low one programme and manager of the product of the programme and the programme and the programme and the product of th

IN	WITNESS WHEREOF And M
TO TARY	WIFNESS WHEREOF, said Mortgagor has executed this out states the decrease of the second of the secon
CALCALE CONTRACTOR OF THE CONT	CORPORATE ACKNOWLEDGEMENT STATE OF OREGON County or 1.
STATE OF OREGON	Personally appearedandaboth is
County of Klamath SM	and bring duly sworn, did son dear to
August 21,	and he
Personally appeared the above named	
and acknowledged the foregoing instrument to be Her voluntary act and deed (COrnarate 1 4 March 11 11 March 11 11 March 11 M
Before me:	corporation, and that the scal aftived to the teach recording that said corporation operation of a scale sequential that said instrument is as sixual and scaled on behalf of an authority of its Board of Directors, and he is known its columnary act and death.
Notary Public for O	authority of its Board of Directors, and have kelonded in the list columns act and deed Before me;
My commission expires: My Commiss 20 Line 10 3	Notary Public for Oregon My commission expires
11	19. 19
18779 MORTGAGE Filen L. Bonser 4783 Onyx Dr. Klamath Falls, OR 97601	STATE OF OREGON, STATE