

54905



REAL PROPERTY MORTGAGE--OREGON
UNITED STATES NATIONAL BANK OF OREGON



Mortgagee: JAMES E. MCCOBB and MARILYN M. MCCOBB Date: SEPTEMBER 9, 1977
Mortgagee: TOWN AND COUNTRY BRANCH, UNITED STATES NATIONAL BANK OF OREGON
Mortgagee: 1710 SOUTH SIXTH STREET, KLAMATH FALLS, OREGON 97601 Amount: \$ 2,982.00 (Gross)

As security for a note from the above named mortgagor to the above named mortgagee executed contemporaneously herewith in the amount set forth above, the mortgagee hereby mortgages to the mortgagee the following described real property in Klamath County, Oregon:

Lot 3 and the Northerly 48 feet of Lot 4 in Block 32, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

1. This mortgage shall be subject to the provisions of the Oregon Mortgage Law, and the mortgagee shall be bound by the terms of the mortgage.
2. During the term of this mortgage, mortgagee agrees to pay to the mortgagee the following:
3. All taxes, assessments, liens and encumbrances of all kind or kinds in connection with this property shall be paid promptly when due and if not so paid, the mortgagee shall have authority of paying same, adding the cost of the same to the principal of this mortgage, the added amount drawing interest at the same rate as the principal.
4. Mortgagee agrees to cover said property and improvements with insurance as required by mortgagee. If not so covered, mortgagee shall have authority to cover same, adding the cost of the same to the principal of this mortgage, the added amount drawing interest at the same rate as the principal.
5. Mortgagee will keep all improvements in the property in good order and repair and will not commit or suffer any waste of the premises, nor remove therefrom any improvements.
6. Mortgagee hereby assigns to mortgagee all its rights, title and interest in the property, and the income from these during the term of the mortgage.
7. During the term of this mortgage any additions or improvements shall be covered by this mortgage.
8. In the event any action is instituted by the mortgagee against the mortgagor, or in the event of any appeal therefrom, the mortgagee agrees to pay all costs and disbursements of said action, and such sums shall be secured by this mortgage and included in the decree of foreclosure, and shall bear interest at the same rate as the principal.

James E. McCobb Mortgagee
Marilyn M. McCobb Mortgagee
Witness

STATE OF OREGON
County of Klamath
On this 9th day of Sept 1977
I, _____, being personally appeared _____, who is personally known to me to be the same person named in the foregoing instrument, do hereby certify that he is the same person named in the foregoing instrument, and that he is the same person named in the foregoing instrument, and that he is the same person named in the foregoing instrument.

James E. McCobb & Marilyn M. McCobb
Witness

Notary Public for Oregon
My Commission Expires 8-23-80

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UNITED STATES NATIONAL BANK

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NOTHING TO

**TOWN & COUNTRY BRANCH
UNITED STATES NATIONAL BANK OF OREGON**

P. O. BOX 69 ADDRESS

CLAMATH FALLS, OREGON

OREGON

For the attention of:

Department