

8. Mortgagee shall be entitled to all compensation and damages received under right of eminent domain, or for any security voluntarily released, same to be applied upon the indebtedness;
9. Not to lease or rent the premises, or any part of same, without written consent of the mortgagee;
10. To promptly notify mortgagee in writing of a transfer of ownership of the premises or any part or interest in same, and to furnish a copy of the instrument of transfer to the mortgagee; a purchaser shall pay interest as prescribed by ORS 407.070 on all payments due from the date of transfer; by all other respects this mortgage shall remain in full force and effect.

The mortgagee may, at his option, in case of default of the mortgagor, perform same in whole or in part and all expenditures made in so doing including the employment of an attorney to secure compliance with the terms of the mortgage or the note shall bear interest at the rate provided in the note and all such expenditures shall be immediately repayable by the mortgagor without demand and shall be secured by this mortgage.

Default in any of the covenants or agreements herein contained or the expenditure of any portion of the loan for purposes other than those specified in the application, except by written permission of the mortgagee given before the expenditure is made, shall cause the entire indebtedness at the option of the mortgagee to become immediately due and payable without notice and this mortgage subject to foreclosure.

The failure of the mortgagee to exercise any options herein set forth will not constitute a waiver of any right arising from a breach of the covenants.

In case foreclosure is accomplished, the mortgagor shall be liable for the cost of a title search, attorney fees, and all other costs incurred in connection with such foreclosure.

Upon the breach of any covenant of the mortgage, the mortgagee shall have the right to enter the premises, take possession, collect the rents, issues and profits and apply same, less reasonable costs of collection, upon the indebtedness and the mortgagor shall have the right to the appointment of a receiver to collect same.

The covenants and agreements herein shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties herein.

It is distinctly understood and agreed that this note and mortgage are subject to the provisions of Article XI-A of the Oregon Constitution, ORS 407.010 to 407.020 and any subsequent amendments thereto and to all rules and regulations which have been issued or may hereafter be issued by the Director of Veterans' Affairs pursuant to the provisions of ORS 407.020.

VERBOS: The masculine shall be deemed to include the feminine, and the singular the plural where such connotations are applicable herein.

WE WITNESS WHEREOF, The mortgagors have set their hands and seals this 25 day of September, 1978

Larry Coon (Seal)
Larry Coon

Ruth Coon (Seal)
Ruth Coon

ACKNOWLEDGMENT

STATE OF OREGON

County of Klamath

Before me, a Notary Public, personally appeared the within named Larry Coon and Ruth Coon

known to me to be the same persons who, with me, acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal of said day and year last above written.

Renee Steile
Notary Public for Oregon

My Commission expires July 13, 1981

MORTGAGE

L- M97853

FROM TO Department of Veterans' Affairs

STATE OF OREGON

County of Klamath

I hereby declare the within was recorded and duly acknowledged by one in Klamath County Records, Book of Mortgages,

on 1978 Page 21244 on the 26th day of September, 1978 W. D. MILNE Klamath, Clerk

by *Larry Coon* Deputy

on September 26, 1978 at 9:05 A.M.

Klamath Falls, Oregon

County Klamath by *Larry Coon* Deputy

After recording return to

DEPARTMENT OF VETERANS' AFFAIRS

General Services Building

Washington, D.C. 20334

Form 100-1000-100

Fee \$6.00