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of 2nd. dav THIS MORTGAGE, Made this by Steven and Carol Keel, Husband and wife

hereinafter called Mortgagor,

1978

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toC. P. Peyton & Doris A. Peyton and Lowell R. Sharp & Mary Jo Sharp, as tenants in common and as tenants by the entirety hereinafter called Mortes WITNESSETH, That said mortgagor, in consideration of Four Thousand Twenty and 78/100 Dollars, to him paid by said mortgagee, does hereby grant,

bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns, that certain real property situated in Klamath County, State of Oregon, bounded and described as follows, to-wit:

Lot #2 Block #8, Eldorado Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the tenemants, 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 mortgage, his heirs, executors, administrators and pasiens traver.

assigns torever. This mortgage is intended to secure the payment of a certain promissory note, described as follows: Note amount, \$4,020.78 dated Oct. 2, 1978 at Klamath Falls, Oregon. Payable to C. P. and Doris a. Peyton and Lowell R. and Mary Jo Sharp, with interest thereon at 10% per annum until paid. Maturity to be one year from date. Signed; Steven Keel and Carol Keel.

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:

The mortgagor warrants that the proceeds of the loan represented by the above described note and this mortgage are: (a)* pinamity is removing the proceeds of the loan represented by the above described note and this mortgage are: (b) for an organization or (even it mortgagor is a natural person) are to the increase or commercial purposes other than agricultural purposes. (b) for an organization or (even it mortgagor is a natural person) are to the increase or commercial purposes other than agricultural purposes. And said mortgagor covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawfully seized in lee simple of said is and has a valid, unencumbered title thereto

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and will warrant and forever delend 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, 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, and all liens or encumbrances that are or may become terms insured in layor of the mortfage against loss or damage there with event the will keep the buildings now on or which may be bereficite receited on the premises insured in layor of the mortfage against loss or damage and will not commit on said premises to the mortfage as soon as informed explored the there are the building and improvements on said property and will not commit or sulfer premises to the mortfage as soon as informed to the premises insured in layor of the mortfage and will not commit or sulfer premises to the mortfage and shall pay said note according to its premises to the mortfage and shall pay said note according to its premises to the mortfage and shall pay said note according to its premises to the mortfage and the termises hall terma in tull lorce as a mortfage timps of any due to the four of the loss of any more terms, this conveyance shall be wide that a failure to perform any covenant herein, or it prompaid on said protections of any long on said protections of any more provided for, the mortfage may alth aption do not which any be foreclosed at any time therealiter. And if the mortfage any pays of any time which the mortfage at any pay that a failure to perform any covenant source of any right attent to foreclose this mortfage. In the event of the same may appent and unit mortfage at any shift for the mortfage at any any time which any be added to and become a part of de-and this mortfage, and shall bear interest at the same me est and all sums paid by the

and year first above written.

IN WITNESS WHEREOF, said mortgagor has hereunto set his hand the day *IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable, the mortgaged MUST comply with the Truth-in-Lending. Act and Regulation Z by making re-quired, disclosures; for this purpose, if this instrument is to be a FIRST lier to finance the purchase of a dwelling, use S-N Form No. 1305 or squiveledit; if this, instrument is NOT to be a first lien, use S-N Form No. 1305 or securitent. Steven Keel Carol Keel Cali October No. 1306, or equivalent. STATE OF BREGON, County of Klamath Percentily appeared the above named. Steven Keel and Carol Keel and acknowledged the toregoing instrument to be their Before me: Before me:voluntary act and deed. My commission expires: 11-12-78 ري ري (NOTARIAL SEAL) STATE OF OREGON MORTGAGE County of Klumath

I certify that the within instrument was received for record on the 11thay of October, 19.78, at 10:43 o'clock A.M., and recorded in book M78 on page 22719 or as file number 56492 (DON'T USE THIS SPACE REDERVED TO FOR RECORDING LABEL IN COUN-Record of Mortgages of said County. USED.) Witness my hand and seal of County affixed. Wn. D. Milne County Clerk Title By Barnetha Spitsch Deputy AFTER RECORDING RETURN TO Lowell R. Sharp 2972 So. 6th. Klamath Falls, Ore. Title

Fee \$3.00