successive year on the premises described in the mortgage, and continuing until the full amount of the principal, interest and advances shall be fully paid, such payments to be applied first as interest on the unpaid balance, the remainder on the The due date of the last payment shall be on or before May 15, 2007-In the event of transfer of ownership of the premises or any part thereof, I will continue to be liable for payment and the balance shall draw interest as prescribed by ORS 407.070 from date of such transfer.

This note is secured by a mortgage, the terms of which are made a part hereof. This note is secured by a mortgage, the terms of which are made a part hereof. day of "Aprilous to 79 po must same and supplement of a succession of supplement of a succession of supplement of tace shall have like their to this best on any one contracts. including to connection with some connections.

The mortgagor or subsequent (owner) may pay all or any part of the loan at/any time without penalty.)

The mortgagor covenants that he owns the premises in fee simple, has good right to mortgago same, that the premises are free covenant shall not be extinguished by foreclosure, but shall run with the land. Household and the street of the abrev of the more open particles of the property of the abrev of the more open property of the abrevial the property of the abrevial the property of the prope

- 1. To pay all debts and moneys secured hereby:

  2. Not to permit the buildings to become yearnt or unoccupied; not to permit the removal or demolishment of any buildings or improvements now, or hereafter, existing; to, keep same in good repair; to complete all construction within a reasonable time; in accordance with any agreement; made between the parties phereto; it is construction within a reasonable time; in
- 3. Not to permit the cutting or removal of any timber except for his own domestic use; not to commit or suffer any waste; Not to permit the use of the premises for any objectionable or unlawful purpose.

- Not to permit any tax, assessment, lien, or encumbrance to exist at any time;

  Mortgages is authorized to pay all real property taxes assessed against the premises and add same to the principal, each of the advances to bear interest as provided in the notice produced.
- 7. To keep all buildings uncessingly insured during the term of the mortgage, against loss by fire and such other hazards in such companies and in such an amount as shall be satisfactory to the mortgagee; to deposit with the mortgagee all such policies with receipts showing payment in full of all premiums, all such insurance shall be made payable to the mortgagee; murance shall be made payable to the mortgagee.

Support of redictable out in receiver made a second participation of the model of the control of 9. Not to lease or, rent the premises, or any part of same, without written consent of the mortgagee: 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 10 the date of transfer; in all other respects this mortgage shall remain in full force and effect. The mortgages may, at his option, in case of default of the mortgagor, perform same in whole or in part and all expenditures in, so doing including the employment of an attorney, to secure compliance; with the terms of the mortgage or the note shall interest, at the rate provided, in the note and all such expenditures shall be secured by this mortgage, at the specific provided in the mortgage, and all such expenditures shall be immediately repayable by the mortgagor without the secure of the specific provided in the secure of the specific provided in the mortgage. 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 of the covenants of except by written permission of the mortgagee given before the expenditure is made, shall cause the entire indebtedness at the option of the mortgage subject to foreclosure.

Sometimes of the covenants of the mortgagee given before the expenditure is made, the covenants of the mortgage subject to foreclosure.

Sometimes of the covenants of the covenants of the mortgage given before the expenditure is made, the covenants of the covenants of the mortgage given before the expenditure and the 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 In case foreclosure is commenced; the mortgagor shall be liable for the cost of a title search, attorney fees, and all other costs in connection with such foreclosure. Upon the breach of any covenant of the mortgage, the mortgage 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 mortgagee 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 hereto. Official distinctly understood and agreed that this note and mortgage are subject to the provisions of Article XI-A of the Oregon astitution, ORS 407:010 to 407:210 and any subsequent amendments thereto and to all rules and regulations which have been subject to the provisions of ORS 407:020. issued or may hereafter be issued by the Director of Ventralia Atlanta Parameters of the Works. The masculing shall be deemed to include the feminine, and the singular the plural where such connotations are applicable pereint state of architectures of architect The day defend the last payment and be drift bridge. May 115, 2007. Probositer year in the optimises described in the montree, and portified goald the full sombot of the principle and contract the contract of the optimise that the property and effects and environmental principal. 15th of each manthementator sturious Cue-twelfth Office of the continuous con withis archanocarus by the Siere of Cregon, at the rate of the consistence interests for different interest gate in antiburned purposes to their splitting and the first of the Siere of th IN WITNESS WHEREOF: The mortgagors have set their hands and seals this Start and day of the start in the seal of t Michael Ray Clair 15, 34, 195,00 -- and writest therebale evidenced by the following to Manus the Doymon, of Mirrich Konz Englishing On Hind Sandra Lee Clair cements of any one of more of the formering tenter morigolist properly. is higher many, or and one of notice of the total out in the hold of the beauty of the south of moute. ACKNOWLEDGMENT system on particular to pe about the present of the present County of Klamath Before me a Michael Ray Clair and Sandra Lee Clair ., his wife, and acknowledged the foregoing instrument to be their voluntary Magao TARY THE WITNESS by hand and official seal the day and year last above written OF CON MORTGAGE FROM T- P10019 TO Department of Veterans' Affairs STATE OF OREGON. County of ..... Klamath · ... County Records, Book of Mortgage No. M79 Page 7564 on the 5th day of April, 1979 W. D. MILNE Klamath County Clekk
By Lumetha Lucky Dillion The Good College State Sta titeron Filed April 5: 1979 in presume assortant as o'clock 3:56 P. Marie as o'clock State of the price DEFARTMENT OF VETERANS AFFAIRS LI L'Fée 66000' SUG RYNDUV TEE CIVIR' MUSPELLE SIGN SIGN OF SIG NOTE AND MORTGAGE

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