NOTE AND MORTGAGE Vol. $\frac{m}{-2q}$

Page 17479 THE MORTGAGOR, RONNIE D. LARSON and LORENA P. LARSON, husband

mortgages to the STATE OF OREGON, represented and acting by the Director of Veterans' Affairs, pursuant to ORS 407.030, the following described real property located in the State of Oregon and County of Klamath

Lot 9, VILLA SAINT CLAIR, in the County of Klamath, State of Oregon,

Acres day

together with the tenements, hereditaments, rights, privileges, and appurtenances including roads and easements used in connection with the premises; electric wiring and fixtures; furnace and heating system, water heaters, fuel storage receptacles; plumbing, ventilating, water and irrigating systems; screens, doors; window shades and blinds, shutters; cabinets, built-ins, linoleums and floor coverings, built-in stoves, ovens, electric sinks, air conditioners, refrigerators; freezers, dishwashers; and all fixtures now or hereafter installed in or on the premises; and any shrubbery, flora, or timber now growing or hereafter planted or growing thereon; and any replacements of any one or more of the foregoing items, in whole or in part, all of which are hereby declared to be appurtenant to the land, and all of the rents, issues, and profits of the mortgaged property;

NOMEWER

to secure the payment of Three Thousand Six Hundred Twenty Two and no/100----- Dollars (\$______), and interest thereon, and as additional security for an existing obligation upon which there is a balance

36K**X**1

D.

LORENA

owing of Thirty Two Thousand Two Hundred Fifty Nine and no/100- Dollars (\$2,259.00-).

evidenced by the following promissory note:

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Thirty Five Thousand Eight Hundred Eighty One and no/100 ollars (\$35,881,00), with interest from the date of initial disbursement by the State of Oregon, at the rate of 5,9
Dollars (\$,), with
interest from the date of initial disbursement by the State of Oregon, at the rate ofpercent per annum,
Dollars (\$), with
interest from the date of initial disbursement by the State of Oregon, at the rate of percent per annum, until such time as a different interest rate is established pursuant to ORS 407.072,
principal and interest to be paid in lawful money of the United States at the office of the Director of Veterans' Affairs
in Salem, Oregon, as follows: \$213.00 on or before September 15, 1979 and \$213.00 on the 15th of each month thereafter, plus one-twelfth of
the ad valorem taxes for each 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 principal, the remainder on the principal.
The due date of the last payment shall be on or before August 15, 2009
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.

Klamath Falls, Oregon Dated at

JULY

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

19.79

This mortgage is given in conjunction with and supplementary to that certain mortgage by the mortgagors herein to the State of Oregon, dated January 21, 1977...., and recorded in Book _M77.... page _1223 Mortgage Records for Klamath

County, Oregon, which was given to secure the payment of a note in the amount of \$...33,250,00, and this mortgage is also given as security for an additional advance in the amount of \$3,622,00....., together with the balance of indebtedness covered by the

The mortgagor covenants that he owns the premises in fee simple, has good right to mortgage same, that the premises are free from encumbrance; that he will warrant and defond same forever against the claims and demands of all persons whomsoever, and this covenant shall not be extinguished by foreclosure, but shall run with the land.

MORTGAGOR FURTHER COVENANTS AND AGREES:

previous note, and the new note is evidence of the entire indebtedness.

1. To pay all debts and moneys secured hereby;

Not to permit the buildings to become vacant 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 hereio;
 Not to permit the cutting or removal of any timber except for his own domestic use; not to commit or suffer any waste;

- 4. 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:

6. Mortgagee 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 note:

To keep all buildings unceasingly insured during the term of the mortgage, against loss by fire and such other hazards in such company or 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; insurance shall be kept in force by the mortgagor in case of foreclosure until the period of redemption expires; 7.

The second s	
8: Mortgagee shall be entitled to: tarily, released, same to be appl	10 ⁻¹ the metrophysic plant into the data 11 compensation and damages received under right of eminent domain, or for any security vol- ted upon the indebtedness: is, or any part of same, without written consent of the mortgages; 1 writing of a transfer of ownerst.
 Not to lease or rent the premis To promptly notify motion 	ied, upon the indebtedness; is, or any part of same, without written consent of the mortgagee; writing of a transfer of ownership of the
The mortgagee may, at his option made in so doing including the emplo draw interest at the including the emplo	of transfer to the mortgagee: a purchaser shall pay interest as prescribed by ORS 407.070 in case of default of the mortgager, and the mortgage shall remain in full force and effect 407.070 ment of an attorned the mortgager, and
The failure of the mortgagee to end breach of the covenants. In case forcelosure is commenced incurred in concentrations	kercise any options herein set forth will not constitute a wayne of
have the right to the appointment of any negative the right to the appointment of a re- assigns of the remaining and agreements have	of the mortgage, the mortgagee shall have the right to enter the premises, and all other cost apply same, less reasonable costs of collection, upon the indebtaging premises, take posses
of may hereafter he issue to 407.210 and	in that this note and made
Accent, sital de de	subsequent amendments thereto and to all rules and regulations which have been issued to include the feminine, and the singular the plural where such connotations are
IN WITNESS WHEREOF, The mortgage	
The mortgago	rs have set their hands and seals this 230 traves TIII V
	ROMNIE D. LARSON (Seal)
	LORENA P. LARSON (Seal)
	ACKNOWLEDGMENT
STATE OF OREGON, County of KLAMATH	
LORENA P. LARSON	eared the within named RONNIE D. LARSON and
and aced	his wife and acknowledged the
	and year last above written.
	CHO //
	Notary Public for Oregon
· 영상 철신 영국 : 영상 영상 이 전 : 영상 영상 영상 이 가 - 이 역 · · · · · · · · · · · · · · · · · ·	My Commission expires
FROM	MORTGAGE
STATE OF OREGON,	MORTGAGE TO Department of Veterans' Affairs
STATE OF OREGON, County of <u>Klamath</u>	TO Department of Veterans' Affairs L- <u>P16476</u>
STATE OF OREGON, County of <u>Klamath</u> I certify that the within was received and data	TO Department of Veterans' Affairs LP16476
STATE OF OREGON, County of <u>Klamath</u> I certify that the within was received and duly r o. <u>1179</u> Page <u>17479</u> on the <u>24th</u> day of	TO Department of Veterans' Affairs L- <u>P16476</u> } ss. ecorded by me in <u>Klamath</u> July, 1979 LM. D. MILNE Klamath : Classic
STATE OF OREGON, County of <u>Klamath</u> I certify that the within was received and duly r o. <u>1179</u> Page <u>17479</u> the <u>24th</u> day of <u>Simultan Hols</u> d <u>Simultan Hols</u> d <u>Klamath Falls</u> , Oregon at	TO Department of Veterans' Affairs L_P16476 } ss. ecorded by me in Klamath July, 1979 M. D. MILNE Klamath ; Clerk County Records, Book of Morigages, July, 1979 M. D. MILNE Klamath ; Clerk county Lepartment of the fill of the fil
STATE OF OREGON, County of Klamath I certify that the within was received and duly r o. 1179 Page 1747 on the 24th day of Since 24th day Since 24th	TO Department of Veterans' Affairs L_P16476 } ss. ecorded by me in <u>Klamath</u> Duly, 1979 I.M. D. MILNE Klamath; Clerk O'clock 10:42 A By Directory Affairs Deputy. County Records, Book of Mortgages, County Deputy. Deputy. By Directory Affairs Deputy. Deputy. Deputy. By Directory Affairs Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. De
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STATE OF OREGON, County of <u>Klamath</u> I certify that the within was received and duly r b. <u>1179</u> Page <u>17479</u> on the <u>24th</u> day of <u>Simauthan Holath</u> Binauthan Holath ed July 24, 1979 Klanath Falls, Oregon at County <u>Klamath</u> After recording return to: After recording return to: After recording return to: After recording return to: After recording return to: Salem, Oregon 97310	TO Department of Veterans' Affairs L_P16476 } ss. ecorded by me in <u>Klamath</u> Duly, 1979 I.M. D. MILNE Klamath; Clerk O'clock 10:42 A By Directory Affairs Deputy. County Records, Book of Mortgages, County Deputy. Deputy. By Directory Affairs Deputy. Deputy. Deputy. By Directory Affairs Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. Deputy. De