

71522



REAL PROPERTY MORTGAGE — OREGON  
UNITED STATES NATIONAL BANK OF OREGON

Vol. 18069 Page 18069  
M 79

Mortgagor: William Francis Kelly and Mary Ann Kelly Date 7-12-79  
(Buyer)

Mortgagee: Western Builders and Design Corp. Amount: \$ 7866.60  
(Seller, Contractor, Lender) (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 Mortgagor hereby mortgages to the Mortgagee the following described real property in HEMATH County, Oregon:

A TRACT OF LAND SITUATED IN THE S.E. 1/4 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 9, EAST OF THE WILLIAMETTE MERIDIAN.

If said note, or any extension or renewal thereof, is paid as agreed, this Mortgage shall be void. In case of default in the payments thereon, this Mortgage may be foreclosed as provided by law.

During the term of this Mortgage, Mortgagor agrees to the following:

1. All taxes, assessments, liens and encumbrances of all kinds in connection with this property shall be paid promptly when due and if not so paid, Mortgagee shall have option of paying same, adding the cost to the debt secured by this Mortgage, the added amount drawing interest at the same rate as the note.

2. Mortgagor agrees to cover said property and improvements with insurance as required by Mortgagee. If not so covered, Mortgagee shall have the option of purchasing such coverage, adding the cost to debt secured by this Mortgage, the added amount drawing interest at the same rate as the note.

3. Mortgagor will keep all improvements on the property in good order and repair and will not commit or suffer any waste of the premises, nor remove from the premises any of the improvements.

4. Mortgagor hereby assigns to Mortgagee all leases, rentals, and the income from these during the term of the Mortgage.

5. During the term of this Mortgage any additions or improvements shall be covered by this Mortgage.

6. In the event any suit or action is instituted to foreclose this Mortgage, or in the event of any appeal therefrom, the Mortgagor agrees to pay all costs and disbursements allowed by law, and such sum as the court may adjudge reasonable as attorneys' fees. All such sums shall be secured by this Mortgage and included in the decree of foreclosure, and will draw interest at the same rate as the note.

William Francis Kelly Mortgagor  
Mary Ann Kelly Mortgagor  
Paul W. Nishley Witness

STATE OF OREGON

County of Multnomah

On this 27 day of July, 19 79, before me personally appeared Paul W. Nishley, witness, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as a witness thereto. He, being duly sworn by me, stated that he (she) resides in Multnomah County, Oregon; that he was present and saw William Francis Kelly and Mary Ann Kelly, personally known to him to be the signers of the foregoing instrument as parties thereto, sign and deliver the same and he heard them acknowledge that they executed the same, and that he, the witness, thereupon signed his name as a witness thereto at the request of said William Francis Kelly and Mary Ann Kelly.

Robert Steinberg  
Notary Public for Oregon

My Commission Expires 11-25-82

18070

For value received, the foregoing Mortgage is hereby assigned to the United States National Bank of Oregon.

STATE OF OREGON

County of Multnomah } ss

Western Bank & Trust Co.  
Charles J. Miller, Sec.

Before me appeared the within-named and acknowledge the foregoing instrument to be his voluntary act and deed.

Dennis Strickberg  
Notary Public for Oregon  
My Commission Expires: 11-25-88

# Mortgage

TO

ASSIGNED TO  
UNITED STATES NATIONAL BANK OF OREGON

STATE OF OREGON,  
County of CLATSOP } ss

I certify that the within instrument was received for record on the 30th day of JULY, 19 79 at 2:33 o'clock P M. and recorded in Book 1479 on Page 1809 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

M. D. KLINE  
County Clerk (Recorder)  
By Dennis Strickberg Deputy

FEE \$ 6.00  
AFTER RECORDING RETURN TO:  
UNITED STATES NATIONAL BANK  
OF OREGON

MULTNOMAH BRANCH  
UNITED STATES NATIONAL BANK OF OREGON  
ADDRESS  
PORTLAND, OREGON 97233  
for the attention of: OREGON  
Department