

72041



REAL PROPERTY MORTGAGE — OREGON  
UNITED STATES NATIONAL BANK OF OREGON

Vol. 79 Page 18892



Mortgagor: Melvin L. Wilson and Doris L. Wilson Date 7/11/79  
(Buyer)

Mortgagee: Western Builders and Design Corp Amount: \$ 5373.00  
(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 Klamath County, Oregon:

Lot 6, Block 52, Buena Vista addition to Klamath Falls

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.

Melvin L. Wilson Mortgagor  
Doris L. Wilson Mortgagor  
Paul W. Nunley Witness

STATE OF OREGON

County of Multnomah }

On this 30 day of July, 19 79, before me personally appeared Paul W. Nunley, 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 Melvin L. Wilson and Doris L. Wilson, 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 Melvin L. Wilson and Doris L. Wilson.

Rensis Strickley  
Notary Public for Oregon  
My Commission Expires 11-25-82

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

STATE OF OREGON

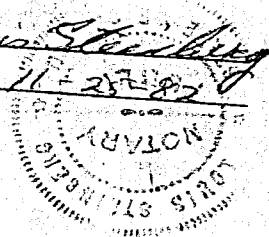
County of Multnomah } ss

Western Building & Design Corp.  
Wendell J. Miller, Inc.

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

Lois Stirling  
Notary Public for Oregon

My Commission Expires: 11-27-82



# Mortgage

TO

ASSIGNED TO  
UNITED STATES NATIONAL BANK OF OREGON

STATE OF OREGON,

County of Klamath } ss

I certify that the within instrument was received for record on the 31<sup>st</sup> day of August 19 79 at 1:12 o'clock P M and recorded in Book 479 on Page 18892 Record of Mortgages of said County.

Witness my hand and seal of County affixed.  
M. D. Vigne  
County Clerk (Recorder)

By Donald H. Helt  
Don H. Helt Deputy

AFTER RECORDING RETURN TO:  
UNITED STATES NATIONAL BANK  
OF OREGON

HOLLYWOOD BRANCH  
BRANCH

UNITED STATES NATIONAL BANK OF OREGON  
P. O. BOX 13325  
PORTLAND, OREGON 97201  
for the attention of: UNITED STATES NATIONAL BANK OF OREGON

Department