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Vol. M79 Page 19664

THIS MORTGAGE, Made this 16th day of August, 1979, by  
 TYE J. IDONAS and PEGGY A. IDONAS, husband and wife,

to JOHN IDONAS and ROSE A. IDONAS, husband and wife,

WITNESSETH, That said mortgagor, in consideration of the sum of ----- FIVE THOUSAND, and  
 00/100 ----- (\$ 5,000.00 ) Dollars

to the mortgagor paid by the mortgagees, the said mortgagor does hereby grant, bargain, sell and convey unto  
 the said mortgagees as joint tenants with the right of survivorship and not as tenants in common, their assigns  
 and the heirs of the survivor of them, those certain premises situate in the County of Klamath  
 and State of Oregon, and described as follows, to-wit:

The W $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 29, Township 34 South, Range 7 East of  
 the Willamette Meridian, lying South of the Southerly right of  
 way line of the Chiloquin, Klamath Agency Road as now located in  
 the County of Klamath, State of Oregon,

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any-  
 wise appertaining; together with the rents, issues and profits therefrom and all fixtures now or hereafter placed  
 or installed in or upon said described premises,

TO HAVE AND TO HOLD the same unto the said mortgagees as joint tenants with the right of sur-  
 vivorship and not as tenants in common, and to their assigns and the heirs of the survivor forever.

This mortgage is intended to secure the payment of one certain promissory note in words  
 and figures substantially as follows:

\$5,000.00

Klamath Falls, Oregon

August 16, 1979

Payable upon the sale or change of ownership of the following-described real property:  
 The W $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Sec. 29, Twp. 34 S., R. 7, E.W.M., lying South of the Southerly right of  
 way line of the Chiloquin, Klamath Agency Road as now located in the County of Klamath,  
 State of Oregon, we, jointly and severally, promise to pay to the order of JOHN IDONAS and  
 ROSE A. IDONAS, and upon the death of any of them, then to the order of the survivor of  
 them, at 10919 Glenway, Houston, Texas, ----- FIVE THOUSAND, and 00/100 ----- DOLLARS, with  
 interest thereon at the rate of 9.5% per annum from August 20, 1979, until paid; interest  
 to be paid annually on the 20th day of each August, and if not so paid, all principal and  
 interest to become immediately due and collectible at the option of the holder of this  
 note. If this note is placed in the hands of an attorney for collection, we promise and  
 agree to pay the reasonable attorney's fees and collection costs of the holder hereof; and  
 if a suit or an action is filed hereon, we also promise to pay (1) the holder's reasonable  
 attorney's fees to be fixed by the trial court and (2) if any appeal is taken from any de-  
 cision of the trial court, such further sum as may be fixed by the appellate court, as the  
 holder's reasonable attorney's fees in the appellate court.

It is the intention of the parties hereto that the said payees do not take the title  
 hereto as tenants in common but with the right of survivorship, that is, on the death of  
 any of the payees, the right to receive payment of the then unpaid balance of principal and  
 interest shall vest absolutely in the survivor of them.

If both John Idonas and Rose A. Idonas shall die prior to payment in full of this note,  
 the note shall be null and void.

s/ Tye J. Idonas

Tye J. Idonas

s/ Peggy A. Idonas

Peggy A. Idonas

In construing this mortgage and the said note, the word "survivor" shall include survivors, the term "mortgagor" shall include mortgagors, the  
 singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and all grammatical changes shall be made,  
 assumed and implied to make the provisions hereof apply equally to corporations and to more than one individual, furthermore, the word "mortgagees"  
 shall be construed to mean the mortgagees named above, if all or both of them be living, and if not, then the survivor or survivors of them, because  
 it is the intention of the parties hereto that the said note and this mortgage shall be held by the said mortgagees as joint tenants with the right of  
 survivorship and not as tenants in common and that on the death of one, the moneys then unpaid on said note as well as all rights and interests herein  
 given to the mortgagees shall vest forthwith in the survivor of them.

The mortgagor warrants that the proceeds of the loan represented by the above described note and this mortgage are:

(a) primarily for mortgagor's personal, family, household or agricultural purposes (see Important Notice below),

(b) for an organization or (even if mortgagor is a natural person) are for business or commercial purposes other than agricultural purposes.

And said mortgagor covenants to and with the mortgagees, and their successors in interest, that he is lawfully seized in fee simple of said  
 premises and has a valid, unencumbered title thereto EXCEPT a prior Trust Deed for First National Bank of  
 Oregon, beneficiary, Transamerica Title Insurance Company, trustee, recorded in  
 Vol. M78 at page 23139, Mortgage Records of Klamath County, Oregon, to which this  
 Mortgage is second and junior,

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and will warrant and forever defend the same against all persons; that he will pay said note(s), principal and interest, according to the terms thereof; that while any part of said note(s) remains unpaid he will pay all taxes, assessments and other charges of every nature which may be levied or assessed against said property, or this mortgage or the note(s) above described, when due and payable and before the same may become delinquent; that he will promptly pay and satisfy any and all liens or encumbrances that are or may become liens on the premises, or any part thereof, superior to the lien of this mortgage; that he will keep the buildings now on or which may hereafter be erected on the premises insured in favor of the mortgagees against loss or damage by fire, with extended coverage, in the sum of \$ full insurable value in a company or companies acceptable to the mortgagees and will have all policies of insurance on said property made payable to the mortgagees as their interest may appear and will deliver all policies of insurance on said premises to the mortgagees as soon as insured; that he will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste of said premises.

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay said note(s) according to its terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the payment of said note(s); it being agreed that if the mortgagor shall fail to make any payment or to perform any covenant herein, or if a proceeding of any kind be taken to foreclose any lien on said premises, or any part thereof, the mortgagees shall have the option to declare the whole amount unpaid on said note(s) or on this mortgage at once due and payable, and this mortgage may be foreclosed at any time thereafter. And if the mortgagor shall fail to pay any taxes or charges or any lien, encumbrance or insurance premium as above provided for, the mortgagees may at their option do so, and any payment so made shall be added to and become a part of the debt secured by this mortgage and shall bear interest at the same rate as said note(s), without waiver, however, of any right arising to the mortgagees for breach of covenant; and this mortgage may be foreclosed at any time while the mortgagor neglects to repay any sums so paid by the mortgagees.

In the event of any suit or action being instituted to foreclose this mortgage, the mortgagor agrees to pay all reasonable costs incurred by the mortgagees for title reports and title search, all statutory costs and disbursements and such further sum as the trial court may adjudge reasonable as plaintiff's attorney's fees in such suit or action, and if an appeal is taken from any judgment or decree entered therein mortgagor further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal, all such sums to be secured by the lien of this mortgage and included in the decree of foreclosure.

In case suit or action is commenced to foreclose this mortgage, the court upon motion of the mortgagees, may appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure and apply the same to the payment of the amount due under the mortgage, first deducting all proper charges and expenses attending the execution of said trust.

Each and all of the covenants and agreements herein contained shall apply to, inure to the benefit of and bind the heirs, executors, administrators, successors in interest and assign of said mortgagor and of said mortgagees respectively.

IN WITNESS WHEREOF, said mortgagor has hereunto set his hand the day and year first above written.

*[Signature]*  
*[Signature]*

\*IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable, the mortgagee MUST comply with the Truth-in-Lending Act and Regulation Z by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use S-N Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, use S-N Form No. 1306, or equivalent.

**MORTGAGE**  
 (Survivorship)  
 (FORM NO. 691)

TO

STATE OF OREGON  
 County of Klamath  
 I certify that the within instrument was received for record on the 17th day of August, 1979, at 1:54 o'clock P.M., and recorded in book 179 on page 19664 or as file number 72523. Record of Mortgages of said County.  
 Witness my hand and seal of County affixed.

By *[Signature]*  
 Deputy.  
 Title.  
 County Clerk.

STEVENESS LAW PUB. CO., PORTLAND, ORE.

Return to  
 John Idonas  
 10919 Glenview  
 Houston Texas 77070

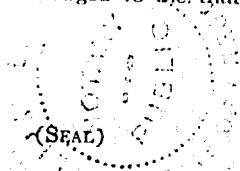
STATE OF OREGON,

County of Klamath

BE IT REMEMBERED, That on this 17 day of August, 1979, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Tye J. Idonas and Peggy A. Idonas, husband and wife,

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



*[Signature]*  
 Notary Public for Oregon  
 My commission expires 08/18/82