194 Erra 73600

MX 3137-K

NOTE AND MORTGAGE

21346

TOTAL PROPERTY OF COLOR	
and September of OREGON, represented to the State of described real property located in the State of	ed and acting by the Director of Veterans' Affairs, pursuant to ORS 407.030, the folio
ots 12 and 13 in Block 14 of S hereof on file in the office of 110 151346	ST. FRANCIS PARK, according to the official plat of the County Clerk of Klamath County, Oregon,
E entitly that the william was received one an	w recommend for an Klamath of the commendation
Court of Klamath	
Vus et enrecer	
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	71 - Contartaine fictions
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(현명 및 1947년 - 1945년 - 1945년 - 1945년	
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the first and the first of the	
	요즘 사람들이 모양하는 사람들이 가는 것이 없는 것이다.
athe premises; electric wiring and fixtures; tilating, water and irrigating systems; screens, cerings, built-in stoves, ovens, electric sinks, air alled in or on the premises; and any shrubbery lacements of any one or more of the foregoing it, and all of the rents, issues and excellent.	is, privileges, and appurtenances including roads and easements used in connection furnace and heating system, water heaters, fuel storage receptacles; plumbin conditioners, refrigerators, freezers, dishwashers; and all fixtures now or hereafte terms, in whole or in part, all of which are hereby declared to be appurtenant to the mortgaged property;
secure the payment of Thirty One Thou	usand Eight Hundred Sixty Two and no/100
1.862.00	Dollar
1,862,00), and interest thereon, evi	idenced by the following promissory note:
	##<###

\$ 195.00 and \$195.00 on the start 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 principal. The due date of the last payment shall be on or before October 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.

Dated at Klamath Falls, Oregon

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 mortgage same, that the premises are free from encumbrance, that he will warrant and defend 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:

- 1. To pay all debts and moneys secured hereby;
- 2. 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 hereto;
- 3. 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;
- 5. Not to permit any tax, assessment, lien, or encumbrance to exist at
- 8. 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;
- 7. 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 mortgage; 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 mortgage; in case of foreclosure until the period of redemption expires;

columns with receipts and in social on innount as each of sufficiently to the constraint policies with receipts thereby payment in first of all principles at such constraint the period in the constraint of the

- Mortgagee shall be entitled to all compensation and damages received under right of eminent domain, or for any security voluntarily released, same to be applied upon the indebtedness;
- 9. Not to lease or rent the premises, or any part of same, without written consent of the mortgagee;
- 10. 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 407,970 on all payments due from the date of transfer; in all other respects this mortgage shall remain in full force and effect.

The mortgagee may, at his option, in case of default of the mortgagor, perform same in whole or in part and all expenditures made in so doing including the employment of an attorney to secure compliance with the terms of the mortgage or the note shall draw interest at the rate provided in the note and all such expenditures shall be immediately repayable by the mortgagor without 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 other than those specified in the application, except by written permission of the mortgagee given before the expenditure is made, shall cause the entire indebtedness at the option of the mortgagee to become immediately due and payable without notice and this 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 breach of the covenants.

In case foreclosure is commenced, the mortgagor shall be liable for the cost of a title search, attorney fees, and all other costs incurred 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.

It is distinctly understood and agreed that this note and mortgage are subject to the provisions of Article XI-A of the Oregon Constitution, ORS 407.010 to 407.210 and any subsequent amendments thereto and to all rules and regulations which have been issued or may hereafter be issued by the Director of Veterans' Affairs pursuant to the provisions of ORS 407.020 and the Oregon Constitution of Oregon Const

WORDS: The masculine shall be deemed to include t	the feminine, and the singular the plural where such connotations are
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1 July 400 Annual or busine Waver	
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IN WITNESS WHEREOF, The mortgagors have set	their hands and seals this .7th day of September 1979
हिंदि है । इस वेन्यायक एक विकास की स्कूत है अभी के स्कूत दिवासी है है	The said of the said said of the said of t
[일 기업 : 10 ] 경기 : 10 ] 10 [10	tamest Meluloch (Seal)
	JAMES H. McCULLOCH
1831 a Got . W. T was present transfer subsent	(Seal)
교육 <b>에게 대통해 가능한다.</b> 이 경기에 있는 것이 되는 것이 되어 있습니다. 그렇게 하면 모든 것이다. 그렇게 하는 것이 되어 있는 것이 없는 것이 없는 것이 되어 있는 것이 되었습니다. 그런 것이 없는 것이 되었습니다. 그런 것이 없는 것이 되었습니다.	하는 기를 받는 아무리를 가고 있었다면 그를 다니는 이는 점점이 나는 다른다.
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County of Klamath	
	FF 14. [4] [4] [4] [4] [4] [4] [4] [4] [4] [4]
Before me, a Notary Public, personally appeared the	within named JAMES H. McCULLOCH
[발로 시대] 2015년 등 시대를 내용하는 경험을 보고 있다.	hie
act and deedhis wi	ife, and acknowledged the foregoing instrument to be
	그리고를 하면서 불어가는 사람이 되었다. 그리고 그렇게 되었다.
WITNESS by hand and official seal the day and year	
	Kristi L. Garrison
	Notary Public for Oregon
	My Commission expires 6/19/83
마양 남 시대학교 하지 못하다 때 하나는 이 생활	MORTGAGE
[[사고기 사고등을 받아 [ 전기가 하고 있으면 그 것이다.	<sub>r-</sub> P19582
FROM	
STATE OF OREGON,	성진 골속들의 사람들은 경찰 가득하고 있다. 아니는 이번 이번 모든 네.
County of Klamath	:
	요. 그렇게 화로를 하는데 하는데 그리는 속으로 하는데?
I certify that the within was received and duly record	ded by me inKlamathCounty Records, Book of Mortgages,
4、\$P\$\$\$\$P\$\$P\$\$P\$\$P\$\$P\$\$P\$\$P\$\$P\$\$P\$\$P\$\$P\$\$	mber, 1979 WM. D. MILNE Klamotk, Clerk
By Buntha y Kitach	Denuty.
이어난 않다면 아이들의 학자가 되었다. 그리는 바다 사람들은 모양하	나타이를 만들었다. 아이 회사를 들어가 그는 이를 하는 그는데 이번 이번 모르는데 나를 다 했다.
Filed September 7, 1979, if the game of the real section of the re	clock 12:32 P.M.
Klamath Falls, Uregon	
교대회에 2000년을 하는 경험 비로 사고하고 엄청합니다고 하는다.	By A Deputy
After recording return to: DEPARTMENT OF VETERANS' AFFAIRS	
General Services Building Salem, Oregon 97310	Fee \$7.00

Form L-4 (Rev. 5-71)