

HOME REMODELING LOAN

Vol. 79 Page 24320
INSTALMENT NOTE & MORTGAGE

75497

First Federal Savings & Loan Association
Klamath Falls, Oregon

Loan No. 32-00113

For value received, the undersigned promise to pay to the order of First Federal Savings & Loan Association of Klamath Falls, Klamath Falls, Oregon the amount stipulated herein as TIME BALANCE in equal monthly instalments shown herein as MONTHLY PAYMENT beginning on the date set forth here-in as FIRST PAYMENT DUE and on the same day of each month thereafter, together with interest from maturity at _____ percent per annum. Should any instalment due hereunder become more than fifteen days past due, the undersigned shall pay to the holder thereof a late charge of five cents for each one dollar of such past due instalment. Should any instalment due hereunder become more than fifteen days past due, the holder hereof may declare any balance then owing due and payable. If suit or action be brought on this note, the under-signed agree to pay such costs and attorney's fees as the trial court may adjudge reasonable, and on appeal, if any, similar fees in the appellate court to be fixed by that court, and

Cash Sale Price \$ _____
Down Payment \$ _____
Principal Balance \$ 10,200.00
Service Charge \$ 11,850.00
Time Balance \$ 22,050.00
Number of Payments 180
Monthly Payments \$ 122.50
First Payment Due November 29, 1979

to secure the payment of this note, the undersigned hereby mortgage to the First Federal Savings & Loan Association of Klamath Falls, Klamath Falls, Oregon, the real property situated at:

803 Lincoln
Street

Klamath Falls,
City

Klamath
County

Oregon
State

and more specifically described as:

Lot 4, Block 63, NICHOLS ADDITION to the City of Klamath Falls, Klamath County, Oregon.

Provided, that if undersigned shall pay the time balance hereinabove, time being of the essence, then this mortgage shall be void, otherwise it shall remain in full force and effect. Upon default in any payment as set forth in the note above, the mortgage may be foreclosed and the undersigned shall pay all costs, expenses and attorney's fees as the court may adjudge reasonable. The undersigned mortgagors hereby waive and release said property from any claim of homestead exemption which they may have.

I HAVE RECEIVED A COPY OF THIS DOCUMENT

Ernest E. Wetzel
BUYER (Mortgagor-Obligor)

State of Oregon } ss. Date October 15, 1979
County of Klamath }

Personally appeared the above named
ERNEST E. WETZEL and FAY J. WETZEL

and acknow-
ledged the foregoing instrument to be their
act and deed. Before me:

Donald Bert Hamilton
Notary Public for Oregon

My Commission Expires: 3/30/81

Klamath Falls, Ore - 540 Main

I HAVE RECEIVED A COPY OF THIS DOCUMENT

Fay J. Wetzel
BUYER (Mortgagor-Obligor)

STATE OF OREGON } ss.
County of Klamath }

I certify that the within instrument was received for record on the 16th day of October 1979, at 10:01 o'clock A. M., and recorded in book M79 on page 24320
Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk-Recorder

By *Bernetha H. Hetch*

Deputy

Fee \$3.50