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9. Not to lease or rent the premises, or any part of same, without written consent of the mortgagee;

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 407.070 on all payments due from the date of transfer; in all other respects this mortgage shall remain in full force and effect. 10

The mortgage 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 mortgago 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. The note and all such expenditures shall be immediately repayable by the mortgagor without demand and shall be secured by this mortgage. 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 mortgage given before the expenditure is made, shall cause the entire indebtedness at the option of the mortgage to become immediately due and payable without notice and this mortgage subject to forecloure.

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, leet the rents, issues and profits and apply same, less reasonable costs of collection, upon the indebtedness and the mortgage 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.

WORDS: The masculine shall be deemed to include the feminine, and the singular the plural where such connotations are applicable herein. In the term of market of our begins of the structure of an applicable herein.

The mobile home described on the face of this document is a portion of the property, secured, by "this Note, &" Mortgage . and some the secure and the secure of the secure of

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For the second IN WITNESS WHEREOF, The mortgagors have set their hands and seals this H day of January 80 19 ALL IN MUSIC SEVIE OF CHEROLY

0 (Seal) RREN E lia gisti 0 0 (Seal) BEVERLY/L. LEISTIKOW (Seal)

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មិនកំពុះដែរ ស្រុក ខ្មែរ Klamath County of

Before me, a Notary Public, personally appeared the within named Warren E. Leistikow

....., his wife, and acknowledged the to be Beverly L. Leistikow pregoing instrum DÓNNA K. RICK act and deed.

Shinge

WITNESS by hand and official seal the day and year last above written.

	Notary Public for Oregon
	My Commission expires
	MORTGAGE
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I certify that the within was received and duly <u>b. 1180.</u> Page 801. on the 15th, day of	recorded by me in <u>Klamath</u> County Records. Book of Mortgage
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Form L-4 (Rev. 5-71)

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NOTARY PUBLIC-OREGON

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Commission Expires _

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