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General Services Building	NOTE AND MORTGAGE Vol. 80 Page 8
VIATHE MORTGAGOR.	<u></u>
Contract RICHARD M. MAUER	and HELENSS. MAUER, Husband and Wife
THE ORLEON. TE	presented and acting by the Director of Veterans' Affairs, pursuant to ORS 407.030, 10 State of Oregon and County of
* TURNER VERTER	
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A dottagee is autometed to pay an ten property made assessed against the premises and and some to the principal, even of the dottage 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 et all such insurance shall be kept in force by the mortgagor in case of foreclosure until the period of redemption expires;

- Mortgagee shall be entitled to all compensation and damages received under right of eminent domain, or for any security volun-tarily 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 407.070 on all payments due from the date of transfer; in all other respects this mortgage, shall remain in full force and effect.

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 mortgage or the note shall 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 shall cause the entire indebtedness at the option of the mortgage to become immediately due and payable without notice and this

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 mortgagee shall have the right to enter the premises, take possession, collect 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 BICHNED W. AVILLY of the Oregon assigns

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 teminine, and the singular the plural where such connotations are applicable herein. The during the presence of the presence of the solution of the and a start and the start of th

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IN WITNESS WHEREOF. The mortgagors have set their hands and seals this 15 day of January I doubt - in the second divis Of Carcor 10 80 Aukor RICHARD M. MAUER (Seal) 12 . TOU OC---- Part indicated states of sampling The second for the second of the second s (Seal) Table and all of Tablet and all of Tablet and a so Continue (Seal) The word brief ACKNOWLEDGMENT STATE OF OREGON. r tings Pdug Value M Periodication 4120120 County of Klamath t thirde

Before me. a Notary Public, personally appeared the within named Richard M. Mauer and <u>Helen S. Mauer</u>

, his wife, and acknowledged the foregoing instrument to be their voluntary act and deed. WITNESS by hand and official seal the day and year last above written

My Commission expires

MORTGAGE

FROM P29092 TO Department of Veterans' Affairs STATE OF OREGON, County of Klamath

I certify that the within was received and duly recorded by me in <u>Klamath</u>

County Records, Book of Mortgages. No. <u>M80</u> Page 887 on the 15th day or January 1980 WM. D. MILNE Klamathcounty Clerk By

Dernether petech) , Deputy, Filed January 15, 1980

4.54

Klamath Fall's, Oregon nt o'clock 3:34 PM County Miklamath IV PRIMER AND HEREINBS - Survethand

After recording return to: DEPARTMENT OF VETERANS' AFFAIRS General Services Building Science Difference Station Science Difference Station Science Station Sta

Fee \$7.00 NOTE AND MORIEVEE Deputy.