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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 and advances shall be fully paid, such payments to be applied first as interest on the remainder on the principal. The due date of the last payment shall be on or before. March 15, 2010 In the event of transfer of ownership of the premises for any part thereof. I will continue to be liable for payment and the balance shall draw interest as prescribed by ORS 400,070 from that of such transfer. This note is secured by a mortgage, the terms of which are made a part hereof. Batch 15, 2010 This note is secured by a mortgage, the terms of which are made a part hereof. ROBERT L. MASON February 1980 ROBERT L. MASON The mortgagor or subsequent owner may pay all or any part of the loan at any time without penalty. This mortgage is given in conjunction with and supplementary to that certain mortgage by the mortgagors herein to the State con, dated December 30, 1968, and recorded in Book M-68 page 21207, Mortgage Records for Klamath—atty, Oregon, which was given to secure the payment of a note in the amount of \$18,500.00— and this mortgage is also giventify for an additional	in Salem, Oregon, as follows: \$300.00	on or before April 15, 1980
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The mortgagor covenants that he owns the premises in fee simple, has good right to mortgage same, that the premises are free 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;
- To pay all debts and moneys secured nereby;
 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;
 Not to permit the cutting or removal of any timber except for his own domestic use; not to commit or suffer any waste;
 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 any time;
 6. 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; advances to near interest as provided in the note;

 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 estatisfactory to the mortgagee; 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 mortgagee; insurance shall be kept in force by the mortgagor in case of foreclosure until the period of redemption expires;

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- 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 mortgagee may, at his option, in case of default of the mortgager, 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 mortgager without

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 foreclosure.

novement sign to a principle of the mortgages to exercise any potential and any properties of the mortgages to exercise any options herein set forth will not constitute a waiver of any right arising from a breach of the covernants.

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 for the rents is the rents and the mortgagee shall have the right to the appointment of a receiver to collect same for the rents and the mortgagee shall have the right to the appointment of a receiver to collect same for the rents and the mortgagee shall have the right to the appointment of a receiver to collect same for the rents are received to the rents are receive

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.

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SAMESHEE DE HE TOPESTER BANDESCELL HOLE:	Pohost T. M.
Before me, a Notary Public, personally appeared the	e within named NOUSIL L. MASOR
act and deed.	and acknowledged the foregoing instrument to be his volum
WITNESS my hand and official seal the day and ye	
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TROM	My Commission expires MORTGAGE TO Department of Veterans' Affairs as. L. P31958
FROMSTATE OF OREGON,	My Commission expires MORTGAGE TO Department of Veterans' Affairs as. L. P31958
FROM	My Commission expires MORTGAGE TO Department of Veterans' Affairs ss. ded by me in Klamath County Records, Book of Mortganuary, 1980 WM; D. MILNE Klamath Clerk
TROM STATE OF OREGON, County of Klamath I certify that the within was received and duly record to M80 Page 2969, on the 14th day of february of the county of the count	My Commission expires
FROM County of Klamath I certify that the within was received and duly records M80 Page 2969 on the 14th day of february for the state of the sta	My Commission expires MORTGAGE TO Department of Veterans' Affairs ss. ded by me in Klamath County Records, Book of Mortgage uary, 1980 WM. D. MILNE Klamath Clerk 2016 3 3 3 3 4 4 4 4 4 4
FROM County of Klamath I certify that the within was received and duly record to M80. Page 2969, on the 14th day of february 14. 1980 Representation of the Representation of	My Commission expires MORTGAGE TO Department of Veterans' Affairs January 1980 WM: D. MILNE Klamath County Records, Book of Mortgage County Records County Record
County of Klamath I certify that the within was received and duly record to M80, page 2969, on the 14th day of February August 1980, at o'c Klamath Falls, Oregon County Klamath	My Commission expires MORTGAGE To Department of Veterans' Affairs ss. ded by me in Klamath County Records, Book of Mortgage uary, 1980 WM.: D. MILNE Klamath Clerk 2014 2015 201
STATE OF OREGON. County of Klamath I certify that the within was received and duly record to the state of t	MORTGAGE TO Department of Veterans' Affairs ss. ded by me in Klamath County Records, Book of Mortgage uary, 1980 WM. D. MILNE Klamath Clerk July John County County Deputy. lock 10:49 A M. By Department of Veterans' Affairs L-P31958 L-P31958 L-P31958 L-P31958 Deputy. Deputy. Deputy. Deputy Deputy By Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Deputy Dep