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A 38	-20917-3-J	NOTE AND MO AMES R. SHAFFER and B	RTGAGE CUAFF	FR, husband and
•	81179	CHAFFER and B	ARBARA F. SHAFT	
-	J	AMES R. SHALL	•••••	
	THE MORIGAGOM	REGON, represented and acting by the I ated in the State of Oregon and County C		pursuant to ORS 407.030, the
	wife	REGON, represented and acting by the I ated in the State of Oregon and County of Debut?	Director of Veterans' Atlants,	
	WITTE TO THE STATE OF C	REGON, represented and the and County of	f Klamath	
	mortgages to mortgages loc	ated in the State of Crog-	. <u> </u>	c Vlam
	Ing deser	SEVENTH ADDITION TO NIMRO	DIVER PARK, in t	the County of Kian
42		CENTENTH ADDITION TO NIMRO) RIVER 1	
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1.52	Lot 12, Block 10, State of Oregon.	Contract and dath technical provider by		TO TO TO
		contract and duty transferd as	TOWE WHICH IS F	IRMLY AFFILED IC
	· · · · · · · · · · · · · · · · · · ·	THE PRECEDIBED MOBIL	E HOME WHICH 10	4. Size/14x66.
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together with the tenements, heriditaments, rights, privileges, and appurtenances including roads and easements used in connection with the premises; electric wiring and fixtures; furnace and hading system, water heaters, fuel storage receptacles; plumbing, and floor ventilating, water and irrigating systems; screens, doors; window she and blinds, sh dishwashers; and all fixtures now or hereafter coverings, built-in stoves, over, electric sinks, air conditioners, refrigerators, freezers, floor planted or growing thereafter installed in or on the premises; and any shrubbery flora, or timber now, growing or hereafter planted or be appurtenant to the installed in or on the premises; and profits of the mortgaged property: replacements of any one or more of the foregoing items; in 'whole or enty; land, and all of the rents, issues, and profits of the mortgaged property: Sixteen Thousand One Hundred Thirty/Seven and no/100----- Dollars to secure the payment of

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(\$16,137.00------), and interest thereon, evidenced by the following promissory note:

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TANDE X. STATE Seven

and One Hundred	Thirty Seven
I promise to pay to the STATE OF OREGON Sixteen Thousand One Hundred and no/100	interest from the date of
Dollars (5	num until such the United
and no/100	awiul money
the State of Oregon, at the S 407,072, principal and mitted	
I promise to pay to the STATE OF OREGON Sixteen ThOUSANG and no/100	136.00 on the
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15th Or applied first as interest	
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and advances shall be fully provide the providet the providethe providet the providet the providet the	to be liable for payment and
principal,	
The due date of the transformership of the premises of date of such that the second date of such that t	11
successive year on the premises described payments to be appendix and advances shall be fully paid, such payments to be appendix March 15, 1995	18-4
the balance shall draw an mortgage, the terms of which and the shall all all all all all all all all all	
This note is secured by a secured by a secure of the secur	
Dated at Klama	TED
Dated at NICE	EN
DANDAINA DOCUMBANDAINA	
Dated at <u>Klamatli ruan</u> <u>February</u> 26 <u>180</u> <u>BARBARA F. SHAFT</u>	
The mortgagor or subsequent owner, may pay all or any part of the loan at any time without The mortgagor or subsequent owner, may pay all or any part of the loan at any time without	it penalty.
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and right to morting	e same, that twomsoever, and the
The mortgagor of autory	01
any envenants that he owns the premiser forever against the land,	
The mortgagor or subsequent owner, may pay all or any part of the loan at any time without The mortgagor covenants that he owns the premises in fee simple, has good right to mortgag The mortgagor covenants that he owns the premises in fee simple, has good right to mortgag the mortgagor covenants that he owns the premises in fee simple, has good right to mortgag the mortgagor covenants that he owns the premises in fee simple, has good right to mortgag the mortgagor covenants that he owns the premises in fee simple, has good right to mortgag the mortgagor covenants that he owns the premises in fee simple, has good right to mortgag the mortgagor covenants that he owns the premises in fee simple, has good right to mortgag the mortgagor covenants that he owns the premises in fee simple, has good right to mortgag the mortgagor covenants that he owns the premises in fee simple, has good right to mortgag the mortgagor covenants that he owns the premises in fee simple, has been also be also b	
The mortgagor or subsequent owner, may pay all or any part of the four at any The mortgagor covenants that he owns the premises in fee simple, has good right to mortgag the mortgagor covenants that he owns the premises in fee simple, has good right to mortgag from encumbrance, that he will warrant and defend same forever against the claims and demands covenant shall not be extinguished by foreclosure, but shall run with the land.	
covenant shall not the covenants and AGREES:	tickment of any buildings or im-

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; MORTGAGOR FURTHER COVENANTS AND AGREES: 1. To pay all debts and moneys secured hereby;

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; 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: 5. Not to permit any tax, assessment, llen, or encumbrance to exist at any time;

advances to bear 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 satisfactory to the mortgagee; to denosit with the mortgage all such policies with receipts showing payment in full of all premiums; all such insurance shall be made payable to the mortgage in such an amount as the shall be satisfactory to the policies with receipts showing payment in full of all premiums; all such insurance shall be made payable to the mortgage; misurance shall be kept in force by the mortgagor in case of forcelosure until the period of redemption expression. 7.

the formation was not an another the state of the state of the contraction of the state of the s

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 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 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 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 mortgagee 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. WORDS: The masculine shall be deemed to include the feminine, and the singular the plural where such connotations are applicable herein.

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The mobile home described on the face of this document is a portion of the property secured by this Notestan Mortgage and the statest and the many entry and the many entry and the many entry and the second seco

en landaan oo ooloo y Mararaan waxaa daga IN WITNESS WHEREOF, The mortgagors have set their hands and seals this day of February

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Salah Bring and Britshan buch

mesk P JAMES R. SHAFFER

OTHER MATTERS TO SAME MANAGEMENTS OF A

SHAFFER

Klamath County of

STATE OF OREGON.

Before me, a Notary Public, personally appeared the within named James R. Shaffer and Barbara F. 40 Shaffer

, his wife, and acknowledged the foregoing instrument to be theirvoluntary act and deed. OWITNESS by hand and official seal the day and year last above written 120 h

My Commission expires

MORTGAGE

P31536

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(Seal)

(Seal)

FROM TO Department of Veterans' Affairs STATE OF OREGON.

erresente, salar kiddowsent Reality and starting and the second second County of Klamath UTATING PROCESSION BOSTER HESS MITCH OF AFRAME MILTO

I certify that the within was received and duly recorded by me in _____Klamath County Records, Book of Mortgages,

M80 Page 3732 on the 26th day of February, 1930 MM. D. MILNE Klamath Clerk 2.15 1.7.11(*** toch

, Deputy,

at o'clock 3:18 P M Filed February 26, 1980 STRAMPS: Klamath Falls, ORegon Klamath .Ser County netha

1-200277-2-2

Яs

After recording return to: DEPARTMENT OF VETERANS' AFFAIRSES H: SHVLLEFFEe 1\$7:00 IV/BV F: SHVLLEFG General Services Building Saler, Oragon 9310 Form L-4 (HeV 541) + AV

3.35