SAUUTIS	VOIMSO
by ALBERT M. WARREN, JR. an	
to RICHARD KENNETH HILL and	VIOLET A HILL hereinafter called Most
WITNESSETH, That said mortgagor, Hundred and mortgagor,	in consideration of Twenty-eight Thousand Five
bargain, sell and convey unto said mortgagee, erty situated in Klamath Count	, his heirs, executors, administrators and assigns, that certain real y, State of Oregon, bounded and described as follows, to:wit:
As set forth on Exhibit "	'A" attached hereto.
	and is inferior in right to a mortgage g ans Administration of the State of Oregon.
To Have and to Hold the said premises with the assigns forever.	ereditaments and appurtenances thereunto belonging or in anywise appertail and the rents, issues and profits therefrom, and any and all fixtures upon e or at any time during the term of this mortgage, be appurtenances unto the said mortgagee, his heirs, executors, educing
Falls Oren, 1980, in sum of	\$28 500 00 is a stollows: Note dated
able interest only on April accrued interest on April to have right to provide the formation of the second	\$28,500.00, at Frontier Title Co.,Klamat Frest at rate of 10% on deferred balance,p 16th,1981, 1982, 1983, and 1984, and \$9,500 1985,1986 and 1987. Payors Mortgagors he right in favor of Mortgagees herein agors he
The date of maturity of the debt secured by this mo	IS in favor of Mortgagees neregagors he rtkase is the date on which the last scheduled principal payment become t
(a) primarily low mortanes that the price els of the loan repr (a) primarily low mortanes private la multi, house (b) and mortanes contained and with the mortanese And said mortanes contains to and with the mortanese premises and has a valid, unencumbered till threteo	evented by the above described note and this mortgade are: old or agricultural purposes (see Important Notice below), this hears, executors, administrators and assigns, that he is lawfully secret in faces
	in the simple of
and will warrant and forever defend the same adjust all persons, any part of said note remains unpaid he will fav all taxes, assess or this mortage or the note above described, when due and pasa and all liens or encumbrances that are not as a same and pasa builties.	that he will pay and note, principal and interest according to the terms thereofy that will be and other charles of every nature which may be level or using diagans' aid proper prefutes wit any part thereof superior to the len of the will proved by an and stricts is insured in favor of the mortal der solar solar or the len of the superior that he will be and the solar build be and the solar that he will be a solar the solar build be a solar that he will be a solar that the solar bases of the solar that he will be a solar that he will be a solar that the solar that he will be a solar that the solar that he will be a solar that the solar that he will be a solar that the solar that he will be a solar that the solar that he will be a solar that the solar that he will be a solar that the solar that he will be a solar that the solar that he will be a solar that the solar that he will be a solar that he will be a solar that the solar that he will be a solar that the solar that he will be a solar that the solar that he will be a solar that he will be a solar that the solar that he will be a solar that he will be a solar to the solar that he will be a solar to the solar that he will be a solar to the so
have all policies of insurance on said property made parable to the premises to the monthaness	s insured in favor of the mortfader source to the len of the swell storette favor and sticls a mortfader source that he will keep a
terms, this conveyance shall be void, but otherwise shall terman a ment of said note; it being advant to the wise shall terman a	te building and improvements on such premiers in Kest trace and polaries of instrumes and in there and pretoring the coverning because in Kest regardle and with the coverning building and the second second
ance premium as above provided for the mortgage may at his option to dec secured by this mortgage, and shall bear interest at the same cards covenant. And this mortgage, and shall bear interest at the same cards	chine the whole amount unjudies of an kind by taken to be reader or an income and the pa- d the neutralize shall tail to pay and note and on the residue at one due on a sub- tion do so, and an payment with the pay of chines of an income due and payah
promises to pay such sum as the first such suit or action and a	statutory costs and disbursmonth in mortgale, the mortgal of distance rediects to reach
mortage, the court may, upon motion of the mortager, appoint of such foreclosure, and apply the sume real mortager, appoint	ch and all pointin's attorney's fees on such appeal, all such since the entry markager such as a such as a such since the second to the coverants and agreements herein contained shall arely to be second to the according to the the second to the the second to the the termination of the second to the termination of term
In constraing this mortdage, it is understood that the mortdage pronoun shall be taken to mean and include the plural, the mascula assumed and implied to make the provisions bereat and	on and all of the covenants and accessing state appeal, all such some in the second state of such mortfalse expectively. In case suit or action is composed for the and hind to and profits are solver to collect the rents and profits arising out of such memory of the transfer to and hind to not the under this mortfalse, first deducting all proper charges and expenses attending the rends of or or mortfalse and the morte than one person; that if the context is require the solution, we the leminime and the neuter, and that generally all granuties of charges shall be made of corporations and to individuals.
IN WITNESS WHEREOF, said mortgagor	
*IMPORTANT NOTICE: Delete, by lining out, whichever warranty (b) is not applicable; if warranty (a) is applicable, the mortgagee comply with the Truth-In-Lending Act and Regulation Z by making quired disclosures; for this purpose, if this instrument is	(a) or MUST (1) (a) (a) (a) (a) (a) (a) (a) (a) (a) (a
equivalent is the purchase of a dwelling, use S-N Form No. 17	FIDET
STATE OF ORECON COM KI Small	and the second
Personally appeared the above named ALREPT	M.WARREN, JR. and PATRICIA A.WARREN, hus-
(NOTARIAL SEAL) Before me:	All de, of the voluntary act and deed.
MORTGAGE	My commission expires: 8-23-81
ALBERT M.WARREN, JR. and	STATE OF OREGON
PATRICIA A.WARREN, husband and wife,	County of ss.
TO	I certify that the within instru- ment was received for record on the day of
RICHARD KENNETH HILL and	SPACE: RESERVED , 19 FOR RECORDING at Oclock M., and recorded
	TIES MALE AND
and wife	USED.) Or as file number
o Z	Record of Mortgages of said County. Witness my hand and read to
and wife,	USED.) Or as file number Record of Mortgages & said County. Witness my hand and seal of County affixed.
and wife,	Record of Mortgages of said County. Witness my hand and read to

## EXELETT "%"

All that real property situated in the County of Hlamath, State of Oregon, more particularly described as follows:

A tract of land situated in Section 31, T398, R1(EWM1, HJamath County, Gregor, more particularly described as follows:

Beginning at a point which is located NOC°18'20"E 415.91 feet from the wird corner of said Section 31; thence S89'54'28"E 1660.00 feet, along an existing fence line and its extension; thence SOO°18'20"W, parallel with the West line of said Section 31, 300.00 feet; thence S89°54'28"E 760 feet, more or less, to the Westerly meander line of Lost River, the above described line being that line as described in Deed Volume M64-10277, as recorded in the Elamath County Leed Records; thence Southwesterly, along the said Westerly meander line of Lost River, to a

point in an existing fence line as described in Deed Volume 275, Page 206, of said Deed Records, said point bears SEO'St'E from a point which is North 865 feet (by said Deed Volume 273, Page 206) from the Northwest corner of Government Lot o of said Section 5; thence N89°36'W, along said fence line, to the West line of said Section 31; thence North 891.5 feet (by said beed Volume 275, Fage 206) to the point of beginning, EXCEPTING therefrom any portion lying within the rights of way of the Mamath Falls-Malin Highway (State Highway No. 39), the burlington Northern Railroad (formerly Great Northern Railroad), and

SUBJECT TO:

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of

ath Falls Malin Highway;

Rights of the public lying within the boundaries of Klam-Rights of way for irrigation and drainage canals as des-

cribed in the deed recorded October 19,1908, in Book 25 of Deeds,

Waiver of Riparian Rights as disclosed by document recorded October 19, 1908, in Book 25 of Deeds, at Page 158.

The lawful consequence of the fact that the Eastern boundary is formed by the Lost River.

Subject to Contracts and/or liens for irrigation and/or

drainage, and subject to reservations and restrictions of record and easements and rights of way of record and those apparent on TATE OF OREGON; COUNTY OF KLAMATH; 33.

Fee \$7.00

ind for record at request of \_\_\_\_\_\_ Frontier\_Title\_Co.\_\_\_\_

why recorded in Vol. <u>M80</u>, of <u>Mortgages</u>

---- on Page 7118 WE D. MILNE, County Cle

By Derutha Spetach