

As set forth on Exhibit "A" attached hereto.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the said premises with the appurtenances unto the said mortgagee, his heirs, executors, administrators and assigns forever.

The date of maturity of the debt secured by this mortgage is the date on which the last scheduled principal payment becomes due, to-wit:

The mortgagor warrants that the proceeds of the loan represented by the above described note and this mortgage are:
 (a) primarily for mortgagor's personal, family, household or agricultural purposes (see Important Notice below).
 And said mortgagor covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises and has a valid, unencumbered title thereto.

[illegible]

IN WITNESS WHEREOF, said mortgagor has hereunto set his hand the day and year first above written.

IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable, the mortgagee MUST comply with the Truth-in-Lending Act and Regulation Z by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use S-N Form No. 1305 or equivalent. If this instrument is NOT to be a first lien, use S-N Form No. 1306, or equivalent.

STATE OF OREGON, County of Klamath

Personally appeared the above named **ALBERT M. WARREN, JR.** and **PATRICIA A. WARREN**, husband and wife, on this **April 16**, 19 **80** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *[Signature]*

(NOTARIAL SEAL)

Before me:

My commission expires: 8-23-81

MORTGAGE

ALBERT M. WARREN, JR. and
PATRICIA A. WARREN, husband
and wife,

TO

RICHARD KENNETH HILL and
VIOLET A. HILL, husband
and wife,

No.

AFTER RECORDING RETURN TO

Frontier Title

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TRIES WHERE
USED.)

STATE OF OREGON

County of _____

I certify that the within instrument was received for record on the day of 19

at _____ o'clock M., and recorded
in book _____ on page _____
or as file number _____
Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

By

~~Title~~
Deputy

EXHIBIT "A"

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

A tract of land situated in Section 31, T39S, R10EW1, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is located N00°18'20"E 415.91 feet from the W 1/4 corner of said Section 31; thence S89°54'28"E 1660.00 feet, along an existing fence line and its extension; thence S00°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 M66-10277, as recorded in the Klamath County Deed Records; thence South-westerly, along the said Westerly meander line of Lost River, to a point in an existing fence line as described in Deed Volume 273, Page 206, of said Deed Records, said point bears S89°30'E from a point which is North 865 feet (by said Deed Volume 273, Page 206) from the North-west corner of Government Lot 6 of said Section 31; thence N89°56'W, along said fence line, to the West line of said Section 31; thence North 891.3 feet (by said Deed Volume 273, Page 206) to the point of beginning, EXCEPTING therefrom any portion lying within the rights of way of the Klamath Falls-Malin Highway (State Highway No. 39), the Burlington Northern Railroad (formerly Great Northern Railroad), and the U.S.R.S. drain ditch.

SUBJECT TO:

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District;

Rights of the public lying within the boundaries of Klamath Falls Malin Highway;

Rights of way for irrigation and drainage canals as described in the deed recorded October 19, 1908, in Book 25 of Deeds, at Page 158.

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 the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Frontier Title Co.

on the 16th day of April A. D. 1980 at 3:14 clock P.M., or

only recorded in Vol. M80, of Mortgages on Page 7118

Wm D. MILNE, County Cl.

Fee \$7.00

By Bernetha A. Pritchard