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 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 hereio; 3. Not to permit the cutting or removal of any timber except for his own domestic use; not to commit or suffer any waste;

A. Not to permit the use of the premises for any objectionable or unlawful purpose;
3. 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 bear interest as provided in the note: 7. To keep all buildings unceasingly insured during the term of the mortgage, against loss by fire and such other hazards in such 7. To keep all buildings unceasingly insured during the term of the mortgage, against loss by fire and such other hazards all such 7. To keep all buildings unceasingly insured during the term of the mortgage, against loss by fire and such other hazards in such 7. To keep all buildings unceasingly insured during the term of the mortgage, against loss by fire and such other hazards all such 7. To keep all buildings unceasingly insured during the term of the mortgage, against loss by fire and such other hazards all such company or companies and in such an amount as shall be satisfactory to the mortgage all such policies with receipts showing payment in full of all premiums; all such insurance shall be made payable to the mortgagor in case of foreclosure until the period of redemption expresses at a provide to the mortgage of the mortgage and the such insurance shall be kept in force by the mortgagor in case of foreclosure until the period of redemption expresses at a provide to the such as a provide to the mortgage of the such as a provide to th

furnish a copy of all payments due	ent the premises, or any part of same, without written consent of the mortgagee; if mortgagee in writing of a transfer of ownership of the premises or any part or interest in f the instrument of transfer to the mortgagee; a purchaser shall pay interest as prescribed by from the date of transfer; in all other respects this mortgage shall remain in full force and e	
The mortgagee made in so doing inclu draw interest at the ra demand and shall be so	ay, at his option, in case of default of the mortgagor, perform same in whole or in part and a uding the employment, of an attorney to secure compliance with the terms of the mortgage or secured by this mortgage.	
Default in any of other than those specifi shall cause the entire in mortgage subject to fo	The covenants or agreements herein contained or the expenditure of any portion of the loa ied in the application, except by written permission of the mortgagee given before the expend ndebtedness at the option of the mortgagee to become immediately due and payable without r reclosure.	n for pur liture is r notice and
In case foreclosur	e is commenced, the mortgagor shall be liable for the cost of a title search, attorney fees, and with such foreclosure.	all other
Upon the breach collect the rents, issues have the right to the al The covenants and	of any covenant of the mortgage, the mortgagee shall have the right to enter the premises, t s and profits and apply same, less reasonable costs of collection, upon the indebtedness and the r pointment of a receiver to collect same. d agreements herein shall extend to and be binding upon the heirs, executors, administrators, e parties hereto.	ake posses nortgagee
applicable herein.	derstood and agreed that this note and mortgage are subject to the provisions of Article XI-A 10 to 407.210 and any subsequent amendments thereto and to all rules and regulations whi rebeins and period by the Director of Veterars' Affairs pursuant to the provisions of ORS 407.020. Subject is sentised by the Director of Veterars' Affairs pursuant to the provisions of ORS 407.020. Subject is sentised by the Director of Veterars' Affairs pursuant to the provisions of ORS 407.020. Subject is sentised by the Director of Veterars' Affairs pursuant to the provisions of ORS 407.020. Subject is sentised by the Director of Veterars' Affairs pursuant to the singular the plural where such con- sentise of the provision of the transfer of subject is the plural where such con- sentise of the provision of the transfer of subject is the singular the plural where such con- sentise of the provision of the transfer of subject is the singular the plural where such con- sentise of the provision of the transfer of subject is the plural where such con- sentise of the provision of the transfer of subject is the singular the plural where such con- sentise of the provision of the transfer of the transfer of subject is the subjec	ch have nnotations
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Before me, a Notary RITTER ( hus ); and deed.	y Public, personally appeared the within named <u>WALTER N. RITTER and MA</u> and and wife <u>thei</u> and official seal the day and year last above written.	C volunta
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Before me, a Notary RITTTER hus b act and deed 	y Public. personally appeared the within named <u>WALTER N. RITTER and Mathematical and wife</u> , <u>KKXEX</u> and acknowledged the foregoing instrument to be <u>the1</u> : and official seal the day and year last above written. <u><i>Human J. J.</i></u> Notary Public My Commission expires <u>12/13/82</u> <u>MORTGAGE</u> <u>L_P4114</u> TO Department of Veterans' Affairs <u>Klamath</u> thin was received and duly recorded by me in <u>Klamath</u> County Records. Book of	C volunts for Oregon
Before me, a Notary RITTTER hus b act and deed . WITNESS by hand a . WITNESS by hand a . WITNESS by hand a . TATE OF OREGON. County of I certify that the wit	y Public. personally appeared the within named <u>WALTER N. RITTER and Mainand and wife</u> <u>XEXEXX</u> and acknowledged the foregoing instrument to be <u>the1</u> : and official seal the day and year last above written. <u><i>Human J. June</i></u> Notary Public My Commission expires <u>12/13/82</u> <u>MORTGAGE</u> <u>L_P4114</u> TO Department of Veterans' Affairs <u>SS</u> . thin was received and duly recorded by me in <u>Klamath</u> <u>County Records. Book of</u> on the <u>25th day of June</u> , <u>1980</u> <u>MM. D. MILINE Klamath</u> <u>Clerk</u>	C volunts for Oregon
Before me, a Notary RITTER hush at and deed WITNESS by hand a WITNESS by hand a WITNESS by hand a County of I certify that the with a certify that the with M80_Page11640, y Denathal	y Public. personally appeared the within named <u>WALTER N. RITTER and MA</u> and and wife <u>XEXEX</u> and acknowledged the foregoing instrument to be <u>the1</u> ; and official seal the day and year last above written. <u><i>Human J. Junit</i></u> Notary Public My Commission expires <u>12/13/92</u> <u>MORTGAGE</u> <u>L_P4114</u> TO Department of Veterans' Affairs <u>Klamath</u> thin was received and duly recorded by me in <u>Klamath</u> county Records. Book of . on the 25th day of <u>June</u> , <u>1980</u> <u>WM. D. MILNE Klamath</u> <u>JAMAD</u> , Deputy.	C voluntz for Oregon
Before me, a Notary RITTTER	y Public, personally appeared the within named <u>WALTER N. RITTER and MA</u> and and wife <u>within named</u> <u>WALTER N. RITTER and MA</u> and official seal the day and year last above written. <u><i>Human J. Societ</i></u> Notary Public My Commission expires <u>12/13/82</u> <u>MORTGAGE</u> <u>L_P4114</u> TO Department of Veterans' Affairs <u>Ss.</u> Klamath <u>Ss.</u> thin was received and duly recorded by me in <u>Klamath</u> County Records, Book of on the 25th day of June, 1980 <u>WM. D. MILNE Klamatkounty Clerk</u> <u>JAMAA</u> , Deputy. <u>1980</u> <u>Fails, OREgon</u> <u>math</u> <u>By <u>Jamatha</u> JAMAA <u>Surn to:</u> RANS AFFARES JUNC <u>10143</u> AM</u>	C voluntz
Before me, a Notary RITITER hus b act and deed WTINESS by hand a WTINESS by hand a WTINESS by hand a Atter recording of the second Klamath County of Linne 25, Klamath	y Public, personally appeared the within named <u>WALTER N. RITTER and Ma</u> and and wife <u>*******</u> and acknowledged the foregoing instrument to be thei: and official seal the day and year last above written. <u><i>Human 7. Joint</i></u> Notary Public My Commission expires <u>12/13/82</u> MORTGAGE <u>1. P4114</u> TO Department of Veterans' Affairs <u>Klamath</u> }ss. thin was received and duly recorded by me in <u>Klamath</u> County Records. Book of on the 25th day of June, 1980 <u>WM. D. MILNE Klamatkrounty</u> Clerk <u>June 10: at o'clock 10:43 Am</u> <sup>Mathematican Mathematican Mathemat</sup>	C volunt: for Oregon

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point that is 571.72 feet Wes of the NEISE! of Section 6; thence N.00°00'01"W. a distance of 704.43 feet, more or less, to the point of beginning. (Earings are based on the East line of Section 6 as being N.00°00'01"W. the above-described tract contains 5.10 ontheast corner acres, more or less.)

A tract of land situated in the SEISW1, Section 5, and N $\frac{1}{2}$ NW1, Section 8, Township 38 S., R. 11 E.W.M., more particularly described as follows:

Beginning at a point from which the Northwest corner of said Section 8 bears S. 77°50'31" %. 1486.15 feet; thence N.56°50'40" E. 60.00 feet; thence S.96°14'55" E. 250.68 feet; thence S.40°53'59" E. 448.75 feet; thence S.36°14'55" E. 250.68 feet; thence S.40°53'59" E. 448.75 feet; thence S.01'43'39"E. 935.16 feet; thence West 792.22 feet; thence N.01°31'46" W. 103.00 feet; thence N.01°52'19"W. 383.82 feet; thence N.18°04'00"F. 468.59 feet; thence N.03°24'46" W. 178.59 feet; thence N.18°55'02" E. 155.58 feet to the point of beginning, containing 20.00 acres, with bearings based on Survey No. 920 as recorded in the office of the Klumath County Surveyor.

TOGETHER WITH THE FOLLOWING EASEMENT FOR INGRESS & EGRESS AS FOLLOWS:

A 60 foot wide easement for ingress and egress described as follows: Beginning at a point from which the Northwest corner of said Section 8 bears South 77 50'31" West 1486.15 feet; thence North 56°50'40" East 60.00 feet; thence North 33°09'20" West 611.42 feet to the Southerly right of way line of State Highway No. 140; thence South 51°50'40" West along said right of way, 60.23 feet; thence South 33°09'20" East 606.17 feet to the point of beginning.