\$10,500.00	Klamath Falls, Oregon	n July 3 1980
I (or if more than o	ne maker) we, jointly and severally, p	promise to pay to the order of
PACIFIC WEST MORT	GAGE CO., an Oregon corp	oration,
***************************************	at S	tayton, Oregon
TEN THOUSAND FIVE	HUNDRED AND NO/100	DOLLARS.
with interest thereon at the rate	of 12.9* percent per annum from	(date) July 11, 1980 until paid, payable in
monthly installments	of not less than \$ 112.88 in any	one payment; interest shall be paid monthly and ent to be made on the 11th day of August
1980, and a like payment of interest has been paid; if any of option of the holder of this note reasonable attorney's fees and communt of such reasonable attorney.	n the 11th day of each is said installments is not so paid, all principal. If this note is placed in the hands of an at ollection costs, even though no suit or action mey's fees shall be fixed by the court, or conduct and payable one (1) year	MONTH thereafter, until the whole sum, principal and all and interest to become immediately due and collectible at the attorney for collection, I/we promise and agree to pay holder's in is filed hereon; however, if a suit or an action is tiled, the parts in which the suit or action, including any appeal therein. I from date.
*All late payments w	vill accrue interest at	/s/June Ruby Spears, fka June Ruby Wright
	ercent interest on the	in the many control of the control o
	l brought current.	

aturity of the debt secured by this mortgage is the date on which the last scheduled principal payment be . 1981

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

and will warrant and forever delend the same against all persons; that he will pay said note, principal and interest, according to the terms thereof; that while any part of said note remains unpaid he will pay all taxes, assessments and other charges of every nature which may be levied or assessed against said property, or this mortgage or the note above described, when due and payable and before the same may become delinquent; that he will promptly pay and satisfy any and all liens or encumbrances that are or may become liens on the premises or any part thereof superior to the lien of this mortgage; that he will keep the buildings now on or which hereafter may be erected on the said premises continuously insured against loss or damage by fire and such other hazards as the mortgagee may from time to time require, in an amount not less than the original principal sum of the note or boligation secured by this mortgage, in a company or companies acceptable to the mortgage, with loss payable lites to the mortgagee and then to the mortgagor as their respective interests may appear; all policies of insurance shall be delivered to the mortgagee as soon as insured. Now if the mortgagor shall fail for any reason to procure any such insurance and to deliver said policies to the mortgagee at least filteen days prior to the expiration of any policy of insurance mow or hereafter placed on said buildings, the mortgagee may procure the same at mortgagor's expense; that he will keep the buildings and improvements on said premises to mortgagee may procure the same at mortgagor's expense; that he will keep the buildings and improvements on said premises and or require any waste of said premises, at the request of the mortgagee, the mortgagor shall join with the mortgagee, and will not commit or suffer any waste of said pensies. At the request of the mortgagee, the mortgagor shall join with the mortgagee, and will pay for liling the same in the proper public office or offices, as well as the cost of all lien searches made by lili

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),

(b) for an organization or (even it mortgagor is a natural person) are for business or commercial purposes other than agricultural purposes.

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay said note according to its terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the payment of said note; it being agreed that a failure to perform any covenant herein, or if a proceeding of any kind be taken to foreclose any lien on said premises or any part thereof, the mortgage shall have the option to declare the whole amount unpaid on said note or on this mortgage and payable, and this mortgage may be foreclosed at any time thereafter. And if the mortgagor shall fail to pay any taxes or charges or any lien, encumbrance or insurance premium as above provided for, the mortgage may at his option do so, and any payment so made shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the same rate as said note without waiver, however, of any right arising to the mortgage for breach of covenant. And this mortgage may be foreclosed for principal, interest and all sums paid by the mortgage at any time while the mortgagor neglects to repay any sums so paid by the mortgage. In the event of any suit or action being instituted to foreclose this mortgage, the mortgagor agrees to pay all reasonable costs incurred by the mortgage for title reports and title search, all statutory costs and disbursements and such turther sum as the trial court may adjudge reasonable as plaintiff's attorney's fees in such suit or action, and if an appeal is taken from any judgment or decree entered therein mortgagor further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's tees on such appeal, all sums to be secured by the lien of this mortgage and included in the decree of foreclosure.

Each and all of the covenants and agreements herein contained shall apply to and bind the heirs, executors, administrators and assigns of said mortgagor and of said mortga

IN WITHESS WHEREUP, said mortgagor ha	as hereunto set his hand the day and year first above
written.	
马雷斯 医多形形 化二甲基酚 医海绵 医牙上皮炎	Jenor Kuley Speace
그림 그 집에 하기를 하지 않는 그렇게 말했다면 하다고 있다.	factor but from the
<del>역하는</del> 호텔님, 보이되는 말이 되고 화학하다 하는 것	
*IMPORTANT.*NOTICE: Delete, by lining out, whichever warranty (a) or (b) plicable; if warranty (a) is applicable and if the martgage is a creditor, as is defined in the Treth-in-Leading Act and Regulation Z, the martgage	such word
with the Act and Regulation by making required disclosures: for this purp	ose, if this
instrument is to be a FIRST lien to finance the purchase of a dwelling," use from No. 1305 or equivalent; if this instrument is NOT to be a first lien, t	use Stevens-
Ness Form Not 1306; or equivalent: 11.1600 50 10 25 100 10 10	Secretal and in the congression of the property of the second of the
heirs, eaccutore isga friedratore that assigns forever.	
TO HAVE AND TO HOLD the said promit	er the effective of the examinations are sufficient to
or at any four a most the term of this mo thuse.	
	g brance in the tark or type the open of the unit. Bu
County of Klamath.	Triller 3
County of	July 3 , 19.80
Personally appeared the above namedJUNE	RUBY SPEARS, fka JUNE RUBY WRIGHT
	***************************************
	······································
and acknowledged the foregoing instrument to be	her voluntary act and deed.
TATALY 3	Reference /
	Before The:
	1 / / / / / / / / / / / / / / / / / / /
(OFFICIAL SEAL)	Wallen 11 days
	Notary Public for Oregon
	My commission expires: March 22, 1981

FOR AND AGE

RECORDER'S USE

Year Miter

354

## **MORTGAGE**

(FORM No. 105A)

JUNE RUBY SPEARS JUNE RUBY WRIGHT

18 1 V 2 7 10 5

PACIFIC WEST MORTGAGE CO an Oregon corporation

AFTER RECORDING RETURN TO

PACIFIC WEST MORTGAGE COL P. O.NBOX 497. YOU THE WAR THE Stayton, OR 97383

## STATE OF OREGON

County of Alamath

I certify that the within instru-

ment was received for record on the 11th day of July , 1980 , at 10:42 o'clock A.M., and recorded SPACE RESERVED in book 180 on page 12825 or as file/reel number ...86768.....,

Record of Mortgages of said County. Witness my hand and seal of County affixed.

Wm. D. Milne

ByDunetha