

87044

HOME REMODELING LOAN

Vol. ^m 80 Page 13336
INSTALMENT NOTE & MORTGAGEFirst Federal Savings & Loan Association
Klamath Falls, Oregon

Loan No. 32-00131

For value received, the undersigned promise to pay to the order of First Federal Savings & Loan Association of Klamath Falls, Klamath Falls, Oregon the amount stipulated herein as TIME BALANCE in equal monthly instalments shown herein as MONTHLY PAYMENT beginning on the date set forth herein as FIRST PAYMENT DUE and on the same day of each month thereafter, together with interest from maturity at _____ percent per annum. Should any instalment due hereunder become more than fifteen days past due, the undersigned shall pay to the holder thereof a late charge of five cents for each one dollar of such past due instalment. Should any instalment due hereunder become more than fifteen days past due, the holder hereof may declare any balance then owing due and payable. If suit or action be brought on this note, the undersigned agree to pay such costs and attorney's fees as the trial court may adjudge reasonable, and on appeal, if any, similar fees in the appellate court to be fixed by that court, and

Cash Sale Price \$ _____
Down Payment \$ _____
Principal Balance \$ 13,500.00
Service Charge \$ 19,767.60
Time Balance \$ 33,267.60
Number of Payments 180
Monthly Payments \$ 184.82
First Payment Due. Aug. 31st 1, 19 80

to secure the payment of this note, the undersigned hereby mortgage to the First Federal Savings & Loan Association of Klamath Falls, Klamath Falls, Oregon, the real property situated at:

8220 Washburn Way, Klamath Falls, Klamath Oregon
Street City County State

and more specifically described as:

See Attached

Provided, that if undersigned shall pay the time balance hereinabove, time being of the essence, then this mortgage shall be void, otherwise it shall remain in full force and effect. Upon default in any payment as set forth in the note above, the mortgage may be foreclosed and the undersigned shall pay all costs, expenses and attorney's fees as the court may adjudge reasonable. The undersigned mortgagors hereby waive and release said property from any claim of homestead exemption which they may have.

I HAVE RECEIVED A COPY OF THIS DOCUMENT

X Kraig B. Weider
BUYER (Mortgagor-Obligor)

State of Oregon } ss. Date July 15, 1980
County of Klamath }

Personally appeared the above named _____

Kraig B. Weider and Linda L.

Weider and acknow-

ledged the foregoing instrument to be their

and signed before me:

Donald Burt Hamilton
Notary Public for Oregon

My Commission Expires: 3/30/81

I HAVE RECEIVED A COPY OF THIS DOCUMENT

X Linda L. Weider
BUYER (Mortgagor-Obligor)

STATE OF OREGON } ss.
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 _____ Record of Mortgages of said County.

Witness my hand and seal of County affixed.

County Clerk-Recorder

By _____ Deputy

PARCEL 1

All that portion of Lot 9, Section 21, Township 39 South, Range 9 East of the Willamette Meridian, lying in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section, and West of the Diversion Canal of the U.S.R.S. and all of Lot 1 of Section 28, said Township and Range.

PARCEL 2

The SE $\frac{1}{4}$ of NE $\frac{1}{4}$ lying Easterly of the East Lateral (C-4-E) of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, EXCEPT 12 acres more or less, conveyed by Leona E. Dutton, et vir, to Cora Farley by deed recorded on Page 589 of Volume 94 of Deed Records of Klamath County, Oregon,

ALSO the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, RESERVING those portions conveyed to the United States of America by deed from C. A. Poindexter, recorded on page 318 of Volume 34, Deed Records of Klamath County, Oregon, by deed from C. A. Poindexter, recorded October 18, 1912 on page 85 of Volume 38, Deed Records of Klamath County, Oregon, and by deed from Leona E. David, a widow, recorded February 28, 1931 on page 575 of Volume 93 of said deed records.

ALSO EXCEPTING portion of above described property conveyed to United States of America by Final Judgment in Condemnation recorded July 12, 1950 on page 183 of Volume 240 of Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 17th day of July A.D., 19 80 at 3:13 o'clock P M., and duly recorded in Vol M80 of Mortgages on Page 13336.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernetha H. Hetch Deputy