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morrigages to the STATE OF OREGON, r ing described real property located in the	epresented and acting by the Director of Veterans' Affairs, pursuant to ORS 407.030, the foll state of Oregon and County of
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County of Klamath	
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- and and provide the buildings to become vacant or unoccupied; not to permit the removal or demolishment of any buildings or im-dear sites provements now or hereafter existing; to keep same in good repair; to complete all construction within a reasonable time in the meaccordance with any agreement made; between the parties thereto; ...
 - 3. Not to permit the cutting or removal of any timber except for his own domestic use; not to commit or suffer any waste: 4. Not to permit the use of the premises for any objectionable or unlawful purpose;

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- 3. Not to permit any tax, assessment, lien, or encumbrance to exist at any time;
 5. Not to permit any tax, assessment, lien, or encumbrance to exist at any time;
 6. Morgagee 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;
 7. To keep all buildings unceasingly insured during the term of the mortgage, against loss by fire and such other hazards in such company or companies and in such an amount as shall be satisfactory to the mortgage; to deposit with the mortgagee all such policies with receipts showing payment in full of all premiums; all such insurance shall be made payable to the mortgage; insurance shall be kept in force by the mortgagor in case of foreclosure until the period of redemption expires; 1-4.

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8.	Morigagee shall be entitled to all compensation and damages received under right of eminent domain, or for any security volun- tarily released, same to be applied upon the indebtedness;
	salid to be applied upon the indebted
9.	Not to lease or rent the premises, or any part of same, without written consent of the mortgagee; To promuly notify mortgage in writing of same, without written consent of the mortgagee;
10	a construction of the mortgagee;
10.	To promptly notify mortgagee in writing of a transfer of ownership of the
	To promptly notify mortgagee in writing of a transfer of ownership of the premises or any part or interest in same, and to furnish a copy of the instrument of transfer to the mortgagee; a purchaser shall pay interest as prescribed by Org the organized and to
	furnish a copy of the instrument of transfer to the mortgagee; a purchaser shall pay interest as prescribed by ORS 407.070 on all payments due from the date of transfer; in all other respects this mortgage shall remain in full force and effect.
	The mortgages man at the did cifect.
made	The mortgagee may, at his option, in case of default of the mortgagor, perform same in whole or in part and all expenditures in so doing including the employment of an attorney to secure compliance with the iterms of the mortgage or the note shall interest, at the rate provided in the note and all such expenditures shall be immediately treapyble by the mortgage or the note shall
draw	interest, at the rate provided in the note and all such to secure compliance with the terms of the mortgage or the note and all such
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other	Default in any of the covenants or agreements herein contained or the expenditure of any portion of the loan for purposes cause the entire indebtedness of the north except by written permission of the mortgage given before the mort for purposes
shall	than those specified in the application, except by written permission of the expenditure of any portion of the loan for purposes cause the entire indebtedness at the option of the mortgagee to become immediately due and payable without is made, age subject to forcelosure
morte	cause the entire indebtedness at the option of the mortgagee to become immediately due and payable without notice and this
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The failure of the mortgagee to exercise any options herein set forth will not constitute a waiver of any right arising from a breach of the covenants.

In case foreclosure is commenced, the mortgagor shall be liable for the cost of a title search, attorney fees, and all other costs incurred in connection with such foreclosure.

Upon the breach of any covenant of the mortgage, the mortgagee shall have the right to enter the premises, take possession, collect the rents, issues and profits and apply same, less reasonable costs of collection, upon the indebtedness and the mortgagee shall have the right to the appointment of a receiver to collect same.

The covenants and agreements herein shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

It is distinctly understood and agreed that this note and mortgage are subject to the provisions of Article XI-A of the Oregon Constitution, ORS 407.010 to 407:210 and any subsequent amendments thereto and to all rules and regulations which have been issued or may hereafter be issued by the Director of Veterans' Affairs pursuant to the provisions of ORS 407.020.

WORDS: The masculine shall be deemed to include the feminine, and the singular the plural where such connotations are applicable herein. It is easily of standard of on an easily of the beautient of the beautien the dual acts of the last payment that he on an before October 1, 2010----Ministeri

successive year and the monoresidenciated in the marifane, and configuring dath the fait contrast the state state and surfaces shall be fully used, such payments to be alreaded first as differed on the success that the state of a state state of a

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IN WITNESS WHEREOF, The mortgagors have set their hands and seals this 20th day of ana in August ____**1980** I howolds to day to the STATE OF CHURCON

Filty Dangand arts eara contra an Stogsdill 00 Dean Phyllis Stogsdill 1, 50, 000, 00 million and introduction withdraw 102, 000, 00 (Seal)

THE REPORT OF STATISTICS

(Seal)

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Before me, a Notaby Public, personally appeared the within named Dean Stogsdill and Phyllis 60

Stogsdill act and deed. NC MRY, his wife, and acknowledged the foregoing instrument to be their voluntary

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WITNESS by hand and official seal the day and year last above written. V. OF ORE

Judy Brutan Notary Public for Oregon

My Commission expires 8-23-8

MORTGAGE

L-P45073 FROM TO Department of Veterans' Affairs STATE OF OREGON. - 65. County of . Klamath I certify that the within was received and duly recorded by me in <u>Klamath</u> County Records, Book of Mortgages, LIFOT TU EVE OLFICE OL EVE CONDEN. CIERS' KROWNED COULCE and and we No. M80 Page 15775 on the 20th day of August, 1980 WM. D. MILNE Klamath County Clerk By Dernetha fl loch ., Deputy. August 20, 1980 Klamath Falls, ORegon Filed 1. Tagaar County Miklamath Unothe Bv art Deputy.

 (III) 1 SAME Presording return to:

 DEPARTMENT OF VETERANS' AFFAIRS I EVN 2LOFED \$7.00 TO BHAFTIS 2LOCEDIFT

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