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10.21-80 manicole chail be kept in force by the monitories in cost of newslocare will include the monitor of records 21125 Mortgagee 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; 9. Not to lease or rent the premises, or any part of same, without written consent of the mortgagee; 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 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. 10. an payments due from the date of transfer; in all other respects this mortgage shall remain in full force and effect. The mortgages may, at his option, in case of default of the mortgagor, perform same in whole or in part and all expenditures made in so doing including; the employment of an attorney to secure compliance with the terms of the mortgage or the note shall draw interest, at the rate provided in the note and all such expenditures shall be immediately repayable by the mortgage or without demand and shall be secured by this mortgage. Default in any of the covenants or agreements herein contained or the expenditure of any portion of the loan for purposes shall cause the entire indebtedness at the option of the mortgage given before the expenditure and this mortgage subject to foreclosure. 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 mortgage 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 is 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 stitution, ORS 407.010 to 407.210 and any subsequent amendments thereto and to all rules and regulations which have been do may hereafter be issued by the Director of Veterans' Affairs pursuant to the provisions of ORS 407.020. assigns WORDS: The maculine shall be deemed to include the feminine, and the singular the plural where such connotations are applicable herein in the statistic of device of ownership of the basic plane best proceed a watchdome is to not be basic to be basic of the basic of represente su la promities desentes la che instante una mettalita titi di con conservatione su la conservatione desentes la che instante instante desentes desentes de conservatione desentes desentes de conservationes desentes desentes de conservationes d conservationes de conservationes Lat of their contraction we such residently of -132. ME THE AND AND ON BORNE JANUARY 1. 1961-1-2010 three Balanticanient by the State of General, it the rate of different interest out is industriand parents in fully result for the utility of the Director of Videra, it Affairs as do anone ne saint in the part of the second second , 19.80 , mointe to have to the STATE OF CHERCEN STREET. ्राज्य हो जिस्त्र भर 20 (Seal) 1010us Chin (Seal) \$22, 1930 . (11-1-1-3) and interest threfore or your (Seal) m scene me commune - titely the store that there and and and and and all of the testing material and all of the testing and tes dealers ACKNOWLEDGMENT arsto) Canot 105,00 ±0 2014 - 20 1014 - 20 STATE OF OREGON, Klamath County of : Before me, a Notary Public, personally appeared the within named <u>Claude John Maben</u> and their voluntary , his wife, and acknowledged the foregoing instrument to be Lester James Maben act and deed. 51 n WITNESS by hand and official seal the day and year last above written Oregon for • • • • • • • '> My Commission Expires July 13, 1981 My Commission expires MORTGAGE P48644 Τ.-**TO Department of Veterans' Affairs** FROM STATE OF OREGON. County ofKlamath I certify that the within was received and duly recorded by me in Klamath County Records, Book of Mortgages, No. M80 Page 21124on the 31st day of October, 1980 WM. D. MILNE Klamatbounty Clerk Gade post int Aletoch Bern that, Deputy. Filed October 31, 1980 at o'clock10:01 A M. Klamath Falls, ORegon By Bernetha Sketsch Deputy By <u>HERMICIA</u> DEPARTMENT OF VETERANS' AFFAIRS General Services Building Saleting Gregon 97310 Form L-4 (Rev. 5-71)

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