8. Mortgagee shall be entitled to all compensation and damages received under rights of eminent domain or for any security taken by it, 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.

10. 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.

The mortgagee 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 mortgagor 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 other than those specified in the application, except by written permission of the mortgagee given before the expenditure is made, shall cause the entire indebtedness at the option of the mortgagee to become immediately due and payable without notice 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 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.

The secondary mobile home described on the face of this document is a portion of the property secured by this Note and Mortgage

Recorded 12-5-80 at 3:35 P.M. Recorded in Volume M80 Page 23698 Records of Klamath County, Oregon

IN WITNESS WHEREOF, The mortgagors have set their hands and seals this 5th day of December 19 80

Gerald W. Sayles (Seal)
GERALD W. SAYLES

Margaret A. Sayles (Seal)
MARGARET A. SAYLES

(Seal)

ACKNOWLEDGMENT

STATE OF OREGON, County of Klamath } ss.

Before me, a Notary Public, personally appeared the within named Gerald W. Sayles and Margaret A. Sayles his wife and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and official seal the day and year last above written.

Notary Public for Oregon

My Commission expires 11-16-84

MORTGAGE

L-P49020

TO Department of Veterans' Affairs

FROM

STATE OF OREGON, County of Klamath } ss.

I certify that the within was received and duly recorded by me in Klamath County Records, Book of Mortgages, No. M80 Page 23698 on the 5th day of December 1980 WM. D. MILNE Klamath County Clerk

By Loretta A. Fleck Deputy.

Filed December 5, 1980 at o'clock 3:35 PM
Klamath Falls, Oregon

County Klamath By Loretta A. Fleck Deputy

Fee $10.50

After recording return to:
DEPARTMENT OF VETERANS AFFAIRS
General Services Building
Salem, Oregon 97310

Form L-44 (Rev. 6-72)

23698

...y of Klamath, State of Oregon.