

DEPARTMENT OF AGRICULTURE  
THE MORTGAGOR.

Truman Peter Hall and Lyda B. Hall

CROSSER husband and wife

mortgages to the STATE OF OREGON, represented and acting by the Director of Veterans' Affairs, pursuant to ORS 407.030, the following described real property located in the State of Oregon and County of Klamath:

Lot 10, Block 5, ALTAMONT ACRES, <sup>Debuta</sup> Klamath County, Oregon.

TOGETHER WITH THE FOLLOWING DESCRIBED MOBILE HOME WHICH IS FIRMLY AFFIXED TO THE PROPERTY: Year/1980, Make/Wingate, Serial Number/2437, Size/14x64.

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CONFIDENTIAL - EYES ONLY - NOT TO BE RELEASED

PAGE 8 - 1951

CONFIDENTIAL

together with the tenements, hereditaments, rights, privileges, and appurtenances including roads and easements used in connection with the electric wiring and fixtures; furnace and heating system, water heaters, fuel storage receptacles; plumbing, drainage, water and irrigating systems; screens, doors, window shades and blinds, shutters; cabinets, built-ins, linoleums and floor coverings; built-in stoves, ovens, electric sinks, air conditioners, refrigerators, freezers, dishwashers, furnaces, and hereafter installed in or on the premises; and any shrubbery, flora, or timber now growing or hereafter planted or growing thereon; and any replacements of any one or more of the foregoing items, in whole or in part, all of which are hereby declared to be appurtenant to the land, and all of the rents, issues, and profits of the mortgaged property;

to secure the payment of Sixteen Thousand and no/100 ----- Dollars

(\$16,000.00-----), and interest thereon, evidenced by the following promissory note:

I promise to pay to the STATE OF OREGON Sixteen Thousand and no/100  
Dollars (\$16,000.00), with interest from the date of

States at the office of the Director of Veterans' Affairs in Salem, Oregon, as follows:

\$ 135.00----- on or before April 15, 1981----- and \$ 135.00 on the  
15th of every month----- thereafter, plus one-twelfth of----- the ad valorem taxes for each

The time (date of the last) payment shall be on or before March 15, 1996

In the event of transfer of ownership of the premises or any part thereof, I will continue to be liable for payment and shall pay interest as prescribed by ORS 407.070 from date of such transfer.

the balance shall draw interest as prescribed by ORS 401.010 from date of each payment until paid in full. The balance shall be deemed to be secured by the mortgage, the terms of which are made a part hereof.

This note is secured by a mortgage, the terms of which are made a part hereof.

Truman Peter Hall

February 24, 1981 Lyda B. Hall  
Lyda B. Hall

Lyda B. Hall

THE POWER OF THE GOVERNOR OF THE DISTRICT OF COLUMBIA

The mortgagor or subsequent owner may pay all or any part of the loan at any time without penalty.

The mortgagor covenants that he owns the premises in fee simple, has good right to mortgage same, that the premises are not encumbered, that he will warrant and defend same forever against the claims and demands of all persons whomsoever, and the same shall not be extinguished by foreclosure, but shall run with the land.

tenant shall not be extinguished by foreclosure, but shall run with the land and bind the heirs, assigns and personal representatives of the mortgagor.

**MORTGAGOR FURTHER COVENANTS AND AGREES:**

1. To pay all debts and moneys secured hereby;

2. Not to permit the buildings to become vacant or unoccupied; not to permit the removal or demolition of any buildings or improvements now or hereafter existing; to keep same in good repair; to complete all construction within a reasonable time; to keep same in good repair; to complete all construction within a reasonable time; to keep same in good repair; to complete all construction within a reasonable time;

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;

5. Not to permit any tax, assessment, lien, or encumbrance to exist at any time;  
to cause or have the payment or the full or partial payment of such taxes, assessments, liens or encumbrances to be made out of the principal of the mortgage.

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- 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.

breach of the covenants. Mortgagor, 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 of the covenants herein, the mortgagee shall have the right to foreclose on the property.

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 of the Oregon Department of Transportation.

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

IN WITNESS WHEREOF, The mortgagors have set their hands and seals this 24th day of February, 1981.

Human Peter Hall (Seal)  
 Lyda B. Hall (Seal)  
 Lyda B. Hall (Seal)

County of Klamath ss.

act and deed. \_\_\_\_\_, his wife, and acknowledged the foregoing instrument to be their voluntary

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

# MORTGAGE

County of Klamath } ss.

By Bernetha H. Hilsch, KINGSTON, CONN., CLERK.  
Deputy.

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

By Hermuth H. Felsch, Deputy.  
Fee \$7.00

RECEIVED SOCIAL SECURITY DIVISION  
NOV 15 1964

FORM NO. 1 (REV. 5-78)