

96412

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THE MORTGAGOR

PATRICIA DIAZ

mortgages to

IRWIN, FRIEL & MYKLEBUST, P.S.

to secure payment of the sum of Three Thousand Two Hundred Fifty and 25/100

Dollars (\$ 3,250.25), according to the terms of

promissory note bearing

date, February 23, 1981,

the following described real estate,

situated in the County of Klamath

Oregon  
State of Washington:

Lot 11, Block 24, Tract 1010 Ferguson Mt.,  
Klamath County, State of Oregon.

And the mortgagor promises and agrees to pay before delinquency all taxes, special assessments and other public charges levied, assessed or charged against said described premises, and to keep all improvements on said described premises insured against loss or damage by fire to the extent of the full insurable value thereof, for the benefit of the mortgagee and to deliver all policies and renewals to the mortgagee.

In case the mortgagor shall fail to pay any installment of principal or interest secured hereby when due or to keep or perform any covenant or agreement aforesaid, then the whole indebtedness hereby secured shall forthwith become due and payable, at the election of the mortgagee.

In any action to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or in any suit which the mortgagee may be obliged to defend to protect the unimpaired priority of the lien hereof, the mortgagor agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records, which sums shall be secured hereby and included in any decree of foreclosure.

Each mortgagor consents to a deficiency judgment for any portion of the debt, fees or cost not satisfied from proceeds of the foreclosure.

IN WITNESS WHEREOF, the mortgagor has hereunto set her hand and seal this

23rd day of February A.D. 1981.

STATE OF WASHINGTON,

COUNTY OF Whitman

ss.

Patricia Diaz

(SEAL)

On this day personally appeared before me

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23

day of February, 1981

Kelly H. Brown

Notary Public in and for the State of Washington,  
residing at Pullman

IRWIN, FRIEL & MYKLEBUST, P. S.

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the 26th day of February A.D., 1981 at 2:49 o'clock P.M., and duly recorded in Vol. M81 of Mortgages on page 3402.

Fee \$3.50

EVELYN BIEHN  
COUNTY CLERK

By Bernetha H. Detoch deputy

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