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MORTGAGE

THIS INDENTURE WITNESSETH: That BETTY JEAN KANNA, of the County of Klamath, State of Oregon, for the consideration hereinafter states, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto JERRY BECKHAM, of the County of Klamath, State of Oregon, the following described premises situated in Klamath County, State of Oregon, to-wit:

Lot 12, Block 7, WINCHESTER TRACT 1025, together with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This Conveyance is intended as a Mortgage and is given as additional security upon a note dated April 10, 1981, executed by above-named Betty Jean Kanna to Jerry Beckham, in principal sum of \$25,000.00 which is secured by a Security Agreement on property therein described in connection with sale to above-named Betty Jean Kanna of the business known as Stevens Tavern at 427 Main Street, Klamath Falls, Oregon, and payment of said note shall constitute full payment of this mortgage; provided, however, that in no event shall the amount secured hereunder exceed \$5000.00.

Now, if the sum of money due upon said note above described shall be paid according to the agreement therein expressed, this conveyance shall be void, but in case default shall be made in payment of said note, said Jerry Beckham, and his legal representatives, or assigns, may foreclose this mortgage and sell the premises above described in the manner prescribed by law, and out of the money arising from such sale, retain said sum of \$5000.00 and attorney's fees, together with the costs and charges of making such sale, and the surplus, if there be any, pay over to the said Betty Jean Kanna, her heirs or assigns.

WITNESS the hand of the Mortgagor this 10th day of April, 1981.

STATE OF OREGON

County of Klamath

Personally appeared the above-named Betty Jean Kanna and acknowledged the foregoing instrument to be her voluntary act. Before me:

After recording return to:
T A Branch

SS April 10, 1981

Susan C. Patzke
Notary Public for Oregon
My Commission expires: 11-2-82

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 13th day of April, A.D., 19 81 at 10:54 o'clock A M., and duly recorded in Vol. M81, of Mtg. on page 6553.

Fee \$ 3.50

EVELYN DIEHN
COUNTY CLERK

By Debra A. Jones deputy