

19310

MORTGAGE

463

GEORGE A. HOLT, mortgagor, hereby mortgages, grants and conveys to HOWARD A. CUSIC and ALVESTA E. CUSIC, mortgagees, all of mortgagor's interest in the following described property situated in Klamath County, Oregon:

Lots 10 and 11, Block 3, Hot Springs Addition to the City of Klamath Falls, according to the duly recorded plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Until default mortgagor may remain in possession of the mortgaged premises and may collect all rents and revenues therefrom.

This conveyance is intended as a mortgage to secure performance of that agreement dated December 1, 1982, wherein Howard A. Cusic and Alvesta E. Cusic are Sellers and A-1 Answering Service, an Oregon corporation, is Purchaser of the business known as Meaford Business Exchange.

If any default occurs on the duty of A-1 Answering Service to make payments due under said agreement dated December 1, 1982, then mortgagee, their heirs or assigns, may commence foreclosure proceedings of this mortgage as provided by law.

In the event it is necessary for any party to resort to litigation to enforce the terms of this agreement, then the prevailing party on such litigation shall be entitled to judgment for reasonable attorney's fees, including a reasonable attorney's fee on appeal; said attorney's fee to be set by the court.

EXECUTED this 1st day of December, 1982.

Geo A Holt
George A. Holt

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 1st day of December, 1982, by GEORGE A. HOLT.

L R Montgomery
Notary Public for Oregon
My commission expires 9/11/86

AFTER RECORDED, RETURN TO:

EVERLYN BIEHN

CLERK

STATE OF OREGON: COUNTY OF KLAMATH :ss
I hereby certify that the within instrument was received and filed for record on the -11 day of Jan A.D., 1983 at 8:58 o'clock A M, and duly recorded in Vol M83, of Mtge on page 463.

Fee \$4.00

EVERLYN BIEHN COUNTY CLERK
by L R Montgomery Deputy