

THIS MORTGAGE, Made this 15th day of December, 1982, by
BARBARA DIANNE GROW, now known as BARBARA DIANNE ELLIOTT,

Mortgagor, to DEL PARKS

Mortgagee.

WITNESSETH, That said mortgagor, in consideration of Four Thousand Three Hundred
Thirteen and 09/100 Dollars,
to him paid by said mortgagee, does hereby grant, bargain, sell and convey unto said mortgagee, his heirs, ex-
ecutors, administrators and assigns, that certain real property situated in Klamath County,
State of Oregon, bounded and described as follows, to-wit:

Lot 4, Block 5, First Addition to East Hills Estate; and

The North half of Lots 5 and 6 in Block 18, North Klamath Falls.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining, and which may hereafter thereto belong or appertain, and the rents, issues and
profits therefrom, and any and all fixtures upon said premises at the time of the execution of this mortgage
or at any time during the term of this mortgage.

TO HAVE AND TO HOLD the said premises with the appurtenances unto the said mortgagee, his
heirs, executors, administrators and assigns forever.

This mortgage is intended to secure the payment of one promissory note, of which the
following is a substantial copy:

\$ 4,313.09
Three years
Del Parks
at Klamath Falls, Oregon,
Four Thousand Three Hundred Thirteen and 09/100 DOLLARS.
with interest thereon at the rate of nine percent per annum from date hereof until paid. Interest to
be paid on maturity and if not so paid, the whole sum of both principal and interest to become im-
mediately due and collectible, at the option of the holder of this note. If this note is placed in the hands of an
attorney for collection, each of the undersigned promises and agrees to pay the reasonable collection costs of the
holder hereof; and if suit or action is filed hereon, also promises to pay (1) holder's reasonable attorney's fees to be
fixed by the trial court and (2) if any appeal is taken from any decision of the trial court, such further sum as may
be fixed by the appellate court, as the holder's reasonable attorney's fees in the appellate court.
/s/ BARBARA D. ELLIOTT

No.

The date of maturity of the debt secured by this mortgage is the date on which the last scheduled principal payment be-
comes due, to-wit: December 14, 1985.

And said mortgagor covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawfully
seized in fee simple of said premises and has a valid, unencumbered title thereto

and will warrant and forever defend the same against all persons; that he will pay said note principal and interest, according to
the terms thereof; that while any part of said note remains unpaid he will pay all taxes, assessments and other charges of every
nature which may be levied or assessed against said property, or this mortgage or the note above described, when due and pay-
able and before the same may become delinquent; that he will promptly pay and satisfy any and all liens or encumbrances that
are or may become liens on the premises or any part thereof superior to the lien of this mortgage; that he will keep the buildings
now on or which hereafter may be erected on the said premises continuously insured against loss or damage by fire and such other
hazards as the mortgagee may from time to time require, in an amount not less than the original principal sum of the note or
obligation secured by this mortgage, in a company or companies acceptable to the mortgagee, with loss payable first to the mort-
gagee and then to the mortgagor as their respective interests may appear; all policies of insurance shall be delivered to the mort-
gagee as soon as insured. Now if the mortgagor shall fail for any reason to procure any such insurance and to deliver said policies
to the mortgagee at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings,
the mortgagee may procure the same at mortgagor's expense; that he will keep the buildings and improvements on said premises
in good repair and will not commit or suffer any waste of said premises. At the request of the mortgagee, the mortgagor shall
join with the mortgagee in executing one or more financing statements pursuant to the Uniform Commercial Code, in form satis-
factory to the mortgagee, and will pay for filing the same in the proper public office or offices, as well as the cost of all lien
searches made by title officers or searching agencies as may be deemed desirable by the mortgagee.

The mortgagor warrants that the proceeds of the loan represented by the above described note and this mortgage are:
(a)* primarily for mortgagor's personal, family, household or agricultural purposes (see Important Notice below).
(b) for the purchase, construction, improvement, maintenance or refinancing of the property described in the above described note and this mortgage.

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay said note according to its terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the payment of said note; it being agreed that a failure to perform any covenant herein, or if a proceeding of any kind be taken to foreclose any lien on said premises or any part thereof, the mortgagee shall have the option to declare the whole amount unpaid on said note or on this mortgage at once due and payable, and this mortgage may be foreclosed at any time thereafter. And if the mortgagor shall fail to pay any taxes or charges or any lien, encumbrance or insurance premium as above provided for, the mortgagee may at his option do so, and any payment so made shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the same rate as said note without waiver, however, of any right arising to the mortgagee for breach of covenant. And this mortgage may be foreclosed for principal, interest and all sums paid by the mortgagee at any time while the mortgagor neglects to repay any sums so paid by the mortgagee. In the event of any suit or action being instituted to foreclose this mortgage, the mortgagor agrees to pay all reasonable costs incurred by the mortgagee for title reports and title search, all statutory costs and disbursements and such further sum as the trial court may adjudge reasonable as plaintiff's attorney's fees in such suit or action, and if an appeal is taken from any judgment or decree entered therein mortgagor further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal, all sums to be secured by the lien of this mortgage and included in the decree of foreclosure. Each and all of the covenants and agreements herein contained shall apply to and bind the heirs, executors, administrators and assigns of the mortgagor, and the mortgagee, appoint a

Each and all of the covenants and agreements herein contained shall apply to said mortgagor and assigns of said mortgagee and of said mortgagee respectively.

The Court, may upon motion of the mortgagee, appoint a receiver of said mortgaged premises during the pendency of such foreclosure, and apply the same, and assign of said mortgagor is commenced to foreclose this mortgage, and do under this mortgage.

Each and all of the covenants and agreements herein contained shall apply to and assigns of said mortgagor and of said mortgagee respectively.

In case suit or action is commenced to foreclose this mortgage, the Court, may upon motion of the mortgagee, appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure, and apply the same, after first deducting all of said receiver's proper charges and expenses, to the payment of the amount due under this mortgage.

It is understood that the mortgagor or mortgagee may be more than one person; that if the mortgagor or mortgagee be more than one, it shall include the plural, the masculine, the feminine and the neuter, and shall apply equally to each and every of them.

In construing this mortgage, it is understood that the mortgagor or mortgagee may be more than one person, and that the mortgage may be made by or for a partnership, firm, company, association, trust, estate, or other legal entity, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said mortgagor has hereunto set his hand the day and year first above written.

BARBARA DIANNE GROW, now known
as BARBARA DIANNE ELLIOTT

***IMPORTANT NOTICE:** Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and if the mortgagee is a creditor, as such worded in the Truth-in-Lending Act and Regulation Z, the mortgagee **MUST** comply with the Act and Regulation by making required disclosures; for this purpose, if this instrument is to be a **FIRST** lien to finance the purchase of a dwelling, use Stevens-Form No. 1305 or equivalent; if this instrument is **NOT** to be a first lien, use Stevens-Form No. 1306, or equivalent.

STATE OF OREGON.

County of Klamath

ss.

January 12, 1983

Personally appeared the above named
BARBARA DIANNE ELLIOTT,

BARBARA DIANNE GROW, now known as

and acknowledged the foregoing instrument to be

her

voluntary act and deed.

Before me:

Before me:

Cynthia M. Owens

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

MORTGAGE

(FORM No. 105A)

STEVEN'S NEWS LAW PUB. CO., PORTLAND, ORE.

TO

SPACE RESERVED
FOR
RECORDER'S USE

AFTER RECORDING RETURN TO
DEL PARKS
228 NORTH 7TH
KLAMATH FALLS, OR 97601

STATE OF OREGON.

STATE OF OREGON,
County of ... Klamath

SS

I certify that the within instrument was received for record on the 14 day of Jan. 1983, at 8:49 o'clock A.M., and recorded in book reel volume No. MB3 on page 741, or as document fee file instrument/microfilm No. 19380. Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk

By Deputy Deputy
Fee \$8.00