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19763 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 an organization or (even if mortgagor is a natural person) are for business or commercial purposes other than agricultural purposes. incumberance to KLAMATH FIRST FEDERAL SAVINGS & LOAN OF KLAMATH

(b) for an organization or (even it mortgagor is a natural persony are to business of common and person of the person agricultural purposes. Incumberance to KLAMATH FIRST FEDERAL SAVINGS & LOAN OF KLAMATH STALS. 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 prenises or any part thereol, the mortgage shall have the option to declare the whole amount unpaid on isaid note or on this mortgage at once due and payable, and this mortgage may be foreclosed at any time thereafter. And if the mortgage or any at this 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 suit or action being instituted to forechise this mortgage, the mortgager agrees to pay all reasonable costs incurred by the mortgage for breach of covenant. And this mortgage ang use is taken from any judgment or decree entered therein mortgage for title reports and till esarch, all statutory costs and disursements and such further sum as the trial court may adjudge reasonable as plaintiff's attorney's lees in such suit or action, and if an appeal is taken from any indigenent of decree of any such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's lees in such suit or action, and if an appeal is taken from any idfinent or decree entered therein mortgager and of said nortgage respectively.
In case suit or action is commensed to foreclose this mortgage, the Court, may upo

"This Mortgage is given as additional security to a security agreement dated the 17th day of October, 1983, wherein the mortgagor herein is the debtor and the Mortgagee herein is the secured party."

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

\*IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not ap plicable; if warranty (a) is applicable and if the mortgagee is a creditor, as such won is defined in the Truth-in-Lending Act and Regulation Z, the mortgagee MUST compl 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-Nes form No. 1306 or equivalent; if this instrument is NOT to be a first lien, use Stevens Ness form No. 1306, or equivalent.

## STATE OF OREGON.

County of Klamath

1983

November

Personally appeared the above named \_\_\_\_\_ Donald O. Warren and Linda J. Warren

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kuli Chi desta (OFFICIAL SEAL) Notary Public for Oregon My commission expires: 10-17-37 STATE OF OREGON. MORTGAGE County of Klamath SS. I certify that the within instru-(FORM No. 105A) ment was received for record on the STEVENS-NESS LAW PUB, CO., PORTL 17th day of November 1983, at 1:45 o'clock P.M. and recorded in book/reel/volume No....M83......on page 19762 .... or as document/fee/file/ SPACE RESERVED instrument/microfilm No. 30712 ...., FOR Record of Mortgages of said County. RECORDER'S USE Witness my hand and seal of County affixed. AFTER RECORDING RETURN TO Villey State County Clerk Evelyn Biehn. 5-2/0 By I Am Anci Deputy Fee: \$8.00