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HARLEY JA		***************************************		************	
o DONALD R. CI	RANE				Mortgagor,
WITNESSETH, 7	That said mortgagor, & 50/100 (\$1, convey unto said mor Klamath	in consideration o 677.50) tgagee, his heirs, e	of One Thous Dollars, to him paid xecutors, administra	and Six Hund I by said mortgag ators and assigns,	dred Jee, does hereby that certain real
Township 39 Se	ion of the SW_2^1 outh, range 10° ly of the righ	E.W.M., Kl	amath County	, Oregon,	
and the second second					
vnich may hereafter thereto	singular the tenements, he belong or appertain, and of this morteage or at an	the rents, issues and	l profits therefrom, and	elonging or in anywis any and all fixtures (e appertaining, and upon said premises
the time of the execution TO HAVE AND TO trators and assigns forever.	belong or appertain, and	I the rents, issues and my time during the tes s with the appurtenar	d profits therefrom, and rm of this mortgage. nces unto the said mo	any and all fixtures ortgagee, his heirs, e	upon said premises executors, adminis-
the time of the execution TO HAVE AND TO trators and assigns forever.	obling or appertain, and of this mortgage or at an HOLD the said premises and to secure the payments.	I the rents, issues and my time during the tes s with the appurtenar	d profits therefrom, and rm of this mortgage. nces unto the said mo	any and all fixtures ortgagee, his heirs, e	upon said premises executors, adminis-
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The mortgagor covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that the same are free from all encumbrances except said first mortgage and further except

and that he will warrant and forever defend the same against all persons; further, that he will do and perform all things required of him and pay all obligations due or to become due under the terms of said first mortgage as well as the note secured hereby, principal and interest, according to the terms thereof; that while any part of the note secured hereby 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 secured hereby, when due and payable and before the same 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 \$\\$ in a company or companies acceptable to the mortgagee herein, with loss payable, first to the holder of the said first mortgage; second, to the mortgagee named herein and then to the mortgager as their respective interests may appear; all policies of insurance shall be delivered to the holder of the said first mortgage as soon as insured and a certificate of insurance executed by the company in which said insurance is written, showing the amount of said coverage, shall be delivered to the mortgagee named in this instrument. Now if the mortgagor shall fail for any reason to procure any such insurance and to deliver said policies as aforesaid at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings, the mortgage may procure the same at mortgagor's expense; that the mortgagor will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste of said premises. In the event any personal property is part of the security for this mortgage, then 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 satisfactory 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 filing officers or searching agencies as may be deemed desirable by the mortgagee.

Now, therefore, it said mortgage hard perform the covenants herein contained and shall pay all obligations secured by

searches made by filing officers or searching agencies as may be deemed desirable by the mortgagee.

Now, therefore, it said mortgagor shall keep and perform the covenants herein contained and shall pay all obligations secured by said first mortgage as well as the note secured hereby 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 payments of the note secured hereby; it being agreed that a failure to perform any covenant herein, or it a proceeding of any kind be taken to foreclose any lien on said premises or any part thereof, the mortgage 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, or fail to do or perform anything required of him by said first mortgage, the mortgage herein, at his option, shall have the right to make such payments and to do and perform the acts required of the mortgager under said first mortgage, and any payment so made, together with the cost of such performance shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the same rate as the note secured hereby without waiver, however, of any right arising to the mortgage for breach of covenant. And this mortgage may be foreclosed for principal, interest and all sums paid by the mortgagea at any time while the mortgagor neglects to repay any sums so paid by the mortgage. 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 mortgage 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 on such appeal, all such sums to be secur

assigns of said mortgagor and of said mortgage respectively.

In case suit or action is commenced to toreclose this mortgage, the Court may, upon motion of the mortgage, appoint a receiver

Crane: Bailey
540 Main St. #204
Klanath Falls, OR 9760/

In case suit or action is commenced to toreclose 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.

In construing this mortgage, it is understood that the mortgage or mortgagee may be more than one person; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the teminine and the neuter, and that generally all gramatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and includes. and to individuals

IN WITNESS WHEREOF, said i	mortgagor has hereunto eet hi	s hand the day and year	tirst above written.
*IMPORTANT NOTICE: Delete, by lining out, whichev (a) or (b) is not applicable. If warranty (a) is applit the mortgagee is a creditor, as such word is defined in-Lending Act and Regulation Z, the mortgagee M with the Act and Regulation by making required disthis purpose, use Stevens-Ness Form No. 1306 or similar	cable and if in the Truth- MUST comply colosures; for		
STATE OF OREGON, County of Klamath BE IT REMEMBERED, That or before me, the undersigned, a notary pub.			, 1984, d the within named
CTODY OF	ted the same freely and volunties. IN TESTIMONY WHERE of my official services. Lie of the same freely and volunties.	ntarily.	ny hand and affixed above written.
SECOND MORTGAGE (FORM No. 925) STEVENE NESS (AW PUB. CO., PORTLAND, ORE.	SPACE RESERVED FOR RECORDER'S USE	ment was received to the day of at 11:21 o'clock in book/reel/volum	ss. It the within instru- for record on the arch, 19 A.A.M., and recorded the No. 1484 or a document/fee/file/

Fee: \$8.00

Record of Mortgages of said County. Witness my hand and seal of

Evelyn Biehn, County Clerk

me Chi Deputy

County affixed.