

K-36869  
M O R T G A G E

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THIS MORTGAGE, made this 16 day of March, 1984, by DAVID J. NOONAN, Mortgagor, to LESTER C. FLECK and IDA MAE FLECK, husband and wife, Mortgagee,

W I T N E S S E T H:

That said Mortgagor, in consideration of FIFTEEN THOUSAND AND NO/100s (\$15,000.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto said Mortgagee his heirs, executors, administrators and assigns, that certain real property situated in Klamath County, State of Oregon, legally described as follows, to-wit:

"Lot 3, Block 2, Town of Clinton, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon,"

together with the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining; to have and to hold the same with the appurtenances unto the said LESTER C. FLECK and IDA MAE FLECK, husband and wife, their heirs and assigns forever.

THE CONVEYANCE is intended as a Mortgage to secure the payment of the sum of FIFTEEN THOUSAND AND NO/100s (\$15,000.00) DOLLARS in accordance with the terms of a certain promissory note of which the following is a substantial copy:

'84 MAR 16 PM 3 29

The date of maturity of the debt secured by this mortgage is the date on which the last scheduled principal payment becomes due, to-wit: March 16, 2004.

The mortgagor warrants that the proceeds of the loan represented by the above described note and this mortgage are primarily for mortgagor's personal, family, household or agricultural purposes.

Now, if the sum of money due upon said instrument shall be paid according to the agreement therein expressed, this conveyance shall be void; but in case default shall be made in payment of the principal or interest or any part thereof as above provided, then the said LESTER C. FLECK and IDA MAE FLECK, husband and wife, and their legal representatives or assigns may foreclose the mortgage and sell the premises above-described with all and every of the appurtenances or any part thereof, in the manner prescribed by law, and out of the money arising from such sale, retain the said principal, interest and attorney's fees as provided in said note, together with the costs and charges of making such sale and the surplus, if there be any, pay over to the said DAVID J. NOONAN, his heirs or assigns.

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Mortgagor shall pay promptly all indebtedness incurred by his acts which may become a lien or purported lien, upon said property, and shall regularly and before the same shall become delinquent, pay all taxes, including adjustment of same for any reason, assessments, liens, and encumbrances of whatsoever kind affecting said property after this date.

Mortgagor shall keep any buildings on said property insured against loss or damage by fire or other casualty in an amount not less than the insurable value thereof with loss payable to the parties hereto and the interests herein reflected, if any, all as their interests appear at the time of loss, all uninsured losses shall be borne by the Mortgagor on or after the date Mortgagor becomes entitled to possession; Mortgagor shall furnish Mortgagee proof of such insurance coverage.

WITNESS MY HAND this 15 day of March, 1984.

STATE OF OREGON }  
County of Klamath } ss.

David J. Noonan  
DAVID J. NOONAN

BE IT REMEMBERED that on this 15 day of March, 1984, before me, the undersigned, a notary public in and for said County and State, personally appeared the within named DAVID J. NOONAN known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 8-5-87

M O R T G A G E

FROM: DAVID J. NOONAN

TO: LESTER C. FLECK and  
IDA MAY FLECK, Husband  
and Wife

STATE OF OREGON }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 16th day of March, 1984, at 3:29 o'clock P.M., and recorded in Book M84 on Page 4366 or as file number 34580, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

EVELYN BIEHN, County Clerk

By:

Pam Smith

Fee: \$8.00

After recording, return to:

KCTC #

4199