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22881
HOME REMODELING LOAN

Vol. 184 Page 12965

INSTALMENT NOTE & MORTGAGE

MTC-1396-155
First Federal Savings & Loan Association

Klamath Falls, Oregon

Loan No. 32-00108

For value received, the undersigned promise to pay to the order of First Federal Savings & Loan Association of Klamath Falls, Klamath Falls, Oregon the amount stipulated herein as TIME BALANCE in equal monthly instalments shown herein as MONTHLY PAYMENT beginning on the date set forth herein as FIRST PAYMENT DUE and on the same day of each month thereafter, together with interest from maturity at 12 percent per annum. Should any instalment due hereunder become more than fifteen days past due, the undersigned shall pay to the holder thereof a late charge of five cents for each one dollar of such past due instalment. Should any instalment due hereunder become more than fifteen days past due, the holder hereof may declare any balance then owing due and payable. If suit or action be brought on this note, the undersigned agree to pay such costs and attorney's fees as the trial court may adjudge reasonable, and on appeal, if any, similar fees in the appellate court to be fixed by that court, and

Cash Sale Price \$
Down Payment \$
Principal Balance \$ 4,300.00
Service Charge \$ 3,836.00
Time Balance \$ 8,136.00
Number of Payments 144
Monthly Payments \$ 56.50
First Payment Due Oct. 18 1, 19 79

to secure the payment of this note, the undersigned hereby mortgage to the First Federal Savings & Loan Association of Klamath Falls, Klamath Falls, Oregon, the real property situated at:

8705 Reeder Road

Klamath Falls

Klamath

Oregon

Street

City

County

State

and more specifically described as:

SEE ATTACHED LEGAL DESCRIPTION

MOUNTAIN TITLE COMPANY, INC. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

Provided, that if undersigned shall pay the time balance hereinabove, time being of the essence, then this mortgage shall be void, otherwise it shall remain in full force and effect. Upon default in any payment as set forth in the note above, the mortgage may be foreclosed and the undersigned shall pay all costs, expenses and attorney's fees as the court may adjudge reasonable. The undersigned mortgagors hereby waive and release said property from any claim of homestead exemption which they may have.

I HAVE RECEIVED A COPY OF THIS DOCUMENT

Donald B. Hamilton

BUYER (Mortgagor-Obligor) Donald B. Hamilton

State of Texas

County of Brazos

ss.

Date

July 27, 1984

Personally appeared the above named

Donald B. Hamilton and Ah Mooi Hamilton,

husband and wife

and acknow-

ledged the foregoing instrument to be their

act and deed. Before me:

Notary Public for Texas

My Commission Expires:

I HAVE RECEIVED A COPY OF THIS DOCUMENT

Ah Mooi Hamilton

BUYER (Mortgagor-Obligor) Ah Mooi Hamilton

STATE OF OREGON

County of

ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ Record of Mortgages of said County.

Witness my hand and seal of County affixed.

County Clerk-Recorder

By

Deputy

PARCEL 1:

A piece or parcel of land situated in portion of the ~~WASW~~ and a portion of Government Lots 3 and 8, Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West line of Section 29, Township 39 South, Range 10 East of the Willamette Meridian, from which the West quarter corner of Section 29 bears North 0° 18' 50" East, 192.46 feet; thence North 89° 40' East 2695.62 feet to an iron pin marking the Westerly right of way of the U.S.B.R. Lost River Diversion Reservoir; thence following said right of way line South 18° 13' West 22.65 feet to a point; thence South 8° 27' West 204.0 feet to a point; thence South 41° 33' 30" West 336.0 feet to a point; thence South 27° 30' West 289.63 feet to an iron pin marking the U.S.B.R. Westerly right of way and the South boundary of this description; thence South 89° 40' West 2305.93 feet to a point on the West line of Section 29, Township 39 South, Range 10 East of the Willamette Meridian; thence following said Section line North 0° 18' 50" East 729.36 feet to the point of beginning.

EXCEPTING THEREFROM the right of way for the U.S.R.S No. 17 Drain.

PARCEL 2:

An easement for roadway purposes, 15 feet in width lying Northerly of and adjacent to the Southerly line of the following described property:

A piece or parcel of land situated in a portion of the ~~SWANSDEN~~ and the ~~WASW~~ and a portion of Government Lots 2 and 3, Section 29, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at a point on the West line of Section 29, Township 39 South, Range 10 East of the Willamette Meridian, from which the West quarter corner of Section 29 bears South 0° 07' 30" West, 483.2 feet; thence North 89° 40' East, 2886.91 feet to an iron pin marking the USBR Westerly right of way of Lost River Diversion Reservoir; thence following said right of way, South 2° 00' East, 80.61 feet to a point; thence South 18° 13' West 627.55 feet to an iron pin marking the USBR Westerly right of way and the South boundary of this description; thence South 89° 40' West, 2695.62 feet to a point on the West line of Section 29, Township 39 South, Range 10 East of the Willamette Meridian; thence following said section line North 0° 18' 50" East, 192.46 feet; thence North 0° 07' 30" East, 483.2 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

Beginning at a point on the West line of Section 29, Township 39 South, Range 10 East of the Willamette Meridian, from which the West quarter corner of said Section bears North 0° 18' 50" East 192.46 feet; thence North 89° 40' East 1195.84 feet; thence South parallel to the West line of said Section, 729.36 feet; thence South 89° 40' West 1195.84 feet to the West line of said Section; thence North 0° 18' 50" along said Section line, 729.36 feet to the point of beginning.

Return: MTC

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 31st day of July A.D., 19 84 at 2:04 o'clock P M, and duly recorded in Vol M84, of Mortgages on page 12965.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy