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This indenture, made this 9 day of business the Joseph Mr. Tacchini hereinafter called "Morrgagor" and FIRST INTERST.	and thomas notice contains	and the second second of the s	
Joseph M. Tacabi	September		
hereinafter called "Mortgagor" and Electrical	and Jean E. Tacchini u.	85 between usband and Wife	· · · · · · · · · · · · · · · · · · ·
TO TO THE UNIT DESCRIPTION OF THE PROPERTY OF	ATEBANK OF OREGON A	spand and Wife	
hereinafter called "Mortgagor" and FIRST INTERST.  And the state of th	Mortgagee, the Mortgage noise		ter called "Mortgagee"
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Lot 13; Block v11; Eldorado Addithe official plat thereof on fi	Who was tell gior there to warm	County, Oregon to w	argain, sell and convey
the official plat thereas	Ltion to the City of Vi	Elitabeth and a second	Harris de la companya
Lot 13; Block (11; Eldorado Addithe official plat thereof on fi	lle in the office of the	math Falls, Oregon.	accord:
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together with the buildings, improvements and fixtures now or hereafter situate on said premises, including, but not exclusively, all personal property used or intended for use for plumbing, lighting, heating, cooking, cooling, ventilating or irrigating, linoleum and other floor coverings attached to floors. To Have and To Hold the same unto the Mortgagee, its successors and assigns, forever:

र सम्बद्धाः सुरक्षितं को एक प्राप्त को सम्बद्धाः । स्वतं क्रांति । स्वतं क्रांति । स्वतं । स्वतं स्वतं स्वतं स स्वतं सम्बद्धाः सुरक्षितं । स्वतं सम्बद्धाः स्वतं सम्बद्धाः । स्वतं क्रांति । स्वतं । स्वतं सम्बद्धाः स्वतं स्व

And the Mortgagor does hereby covenant to the Mortgagee that Mortgagor is lawfully seized in fee simple of the said real property, that Mortgagor is the absolute owner of the said personal property and that Mortgagor will warrant and forever defend the same against the lawful claims and

This conveyance is intended as a mortgage to secure performance of the covenants and agreements herein contained to be by the Mortgagor kept and performed, and to secure the payment of the sum of \$15,235.00of a certain promissory note executed by Mortgagor dated September 9, 1985 and interest thereon in accordance with the tenor October 15, payable to the order of Mortgagee in installeach including interest on the \_ until ° September 15, 1995, when the balance then remaining unpaid shall be paid. \_ day of each month commencing

The Mortgagor does hereby covenant and agree to and with the Mortgagee, its successors and assigns:

- 1. That Mortgagor will pay, when due, the indebtedness hereby secured, with interest, as prescribed by said note, and all taxes, liens and utility charges upon said premises or for services furnished thereto.
- 2. That Mortgagor will keep the real and personal property hereinabove described in good order and repair and that if any of the said property be damaged or destroyed by any cause, Mortgagor will immediately reconstruct or repair the same so that, when completed, it shall be worth not less than the value thereof at the time of such loss or damage; provided, that if such loss or damage shall be caused by a hazard against which insurance is carried, the obligation of the Mortgagor to repair or reconstruct shall not arise unless the Mortgagee shall consent to the application of insurance pro-
- 3. That Mortgagor will, at Mortgagor's own cost and expense, keep the mortgaged property insured under an Oregon standard fire insurance policy or equivalent, issued by an insurer acceptable to Mortagee, with extended coverage, to the full insurable value of the property, with loss payable to Mortgagee as its interest may appear. At least five (5) days prior to expiration of any policy, Mortgagor will deliver to Mortgagee satisfactory evidence of the renewal or replacement of the policy. The insurance or a certificate of coverage shall be delivered to Mortgagee. Mortgagee may, at its option, require the proceeds of any insurance policies upon the said premises to be applied to the payment of the indebtedness hereby secured
  - That Mortgagor will execute or procure such further assurance of his title to the said property as may be requested by the Mortgagee.
- 5. That Mortgagor will pay when due all amounts required to be paid under the terms and conditions of any other mortgage(s) or deed(s) of trust on the property described herein and the note(s) secured thereby.
- 6. That Mortgagor will not transfer his interest in the mortgaged property, or any part thereof, whether or not the Transferee agrees to assume or pay the indebtedness secured hereby.
- 7. That in case the Mortgagor shall fail to perform any of the acts herein required to be performed, the Mortgagee may, at its option, but without any obligation on its part to so do, and without waiver of such default, procure any insurance, pay any taxes or liens or utility charges, make any repairs, or do any other of the things required, and any expenses so incurred and any sums so paid for any said purposes shall: (i) bear interest from the day the same were incurred to the date of payment at the rate of the loan which was evidenced by the promissory note described above, or any renewals or extensions thereof; (ii) at mortgagee's option be payable on demand or be added to the balance on the loan described above and be apportioned among and payable with installment payments to become due during either the term of the applicable policy or the remaining term

8. That, if any default be made in the payment of the principal or integrate of the indebtedness hereby secured or in the performance of any of the mortage may at the option without notice dealers the entire sum coursed by this mortage due. the covenants of agreements of this mortgage, the Mortgagee may, at its option, without notice, declare the entire sum secured by this mortgage due

9. That, in the event of the institution of any suit or action to foreclose this mortgage, the Mortgagor will pay such sum as the trial court and any appellate court may adjudge reasonable as attorney fees in connection therewith and such further sums as the Mortgage shall have paid or incorrection therewith and such further sums as the Mortgage shall have paid or any appellate court may adjudge reasonable as attorney fees in connection therewith and such further sums as the Mortgages shall have pall or incurred for title searches or examination fees in connection therewith, whether or not final judgment or decree therein be entered and all such sums are secured hereby, that in any such suit, the court may upon application of the plaintiff and without regard to the condition of the property or the are secured hereby; that in any such suit, the court may, upon application of the plaintiff and without regard to the condition of the property or the are secured hereby; that in any such suit, the court may, upon application of the plaintiff and without regard to the condition of the property or the adequacy of the security for the indebtedness hereby secured and without notice to the Mortgagor or any one else, appoint a receiver and collect and receiver any or all of the rents, issues and profits which had theretofore adequacy or the security for the indeptedness hereby secured and without notice to the Mortgagor or any one eise, appoint a receiver to take possession and care of all said mortgaged property and collect and receive any or all of the rents, issues and profits which had theretofore to take possession and care of all said mortgaged property and collect and receive any or all or the rents, issues and profits which may arise or accrue during the pendency of such suit; that any amount so received shall be applied toward the payment of arisen or accrued or which may arise or accrue during the pendency or such suit; that any amount so received shall be applied toward the payment of the debt secured hereby; after first paying therefrom the charges and expenses of such receivership; but until a default by the Mortgagor in one or more of his covenants or agreements herein contained, Mortgagor may remain in possession of the mortgaged property and retain all rents actually

10. The word "Mortgagor", and the language of this instrument shall, where there is more than one mortgagor, be construed as plural and be binding jointly and severally upon all mortgagors and the word "Mortgagee" shall apply to any holder of this mortgage. All of the covenants of the Mortgagor shall be binding upon Mortgagors heirs, executors, administrators, successors and assigns and inure to the benefit of the successors and Mortgagor shall be binding upon mortgagors neirs, executors, administrators, successors and assigns and inure to the benefit of the successors and assigns and inure to the benefit of the successors and assigns and inure to the benefit of the successors and assigns and inure to the benefit of the successors and assigns and inure to the benefit of the successors and assigns and inure to the benefit of the successors and assigns and inure to the benefit of the successors and assigns and inure to the benefit of the successors and assigns and inure to the benefit of the successors and assigns and inure to the benefit of the successors and assigns and inure to the benefit of the successors and assigns and inure to the benefit of the successors and assigns and inure to the benefit of the successors and assigns and inure to the benefit of the successors and assigns and inure to the benefit of the successors and assigns and inure to the benefit of the successors and assigns and inure to the benefit of the essigns on the mortgagee, in the event of any transfer of the property nerein described or any part thereof or any interest therein, whether voluntary or by operation of law, the Mortgagee may, without notice to the Mortgagor or any one else, once or often, extend the time of payor involuntary or by operation of law, the mortgagee may, without notice to the mortgagor or any one else, once or often, extend the time of payment or grant renewals of indebtedness hereby secured for any term, execute releases or partial releases from the lien of this mortgage or in any other ment or grant renewals or indeptedness nereby secured for any term, execute releases or partial releases from the lien or this mortgage or in any other respect modify the terms hereof without thereby affecting the personal primary liability of the Mortgagor for the payment of the indebtedness hereby secured. No condition of this mortgage shall be deemed waived unless the same be expressly waived in writing by the Mortgagee. Whenever any notice, demand, or request is required by the terms hereof or by any law now in existence or hereafter enacted, such notice, demand or request shall be sufficient if, personally served on one or more of the persons who shall at the time hold record title to the property herein described or if enclosed in a Postpaid envelope addressed to one or more of the persons who shall arkine time hold record title to the property herein described or it enclused in a postpaid envelope addressed to one or more of such persons or to the Mortgagor or the last address actually furnished to the Mortgagee or at the mort-IN WITNESS WHEREOF, said Mortgagor has executed this indenture the day and year first above written.

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