j \$		<u> M-30375</u>	Vol. M. Page 18060 Ø
by	THIS MORTGAGE, Made this David J. Kraan and Jo	panne E. Kraan	October , 19 86
to	South Valley State Ba	ank	hereinafter called Mortgagor,
********	WITNESSETH, That said mortgagor,	in consideration of	hereinafter called Mortgagee, kty Thousand and No/100 m paid by said mortgagee, does hereby grant,
oarga	in, sell and convey unto said mortgagee, situated inKlamathCounty	his heirs, executors, admi	nistrators and assigns that certain real mon-
See	attached Exhibit "A" by this r	reference made a par	rt hereto.
er			
i emi	Together with all and singular the tenemants, I hich may hereafter thereto belong or appertain ses at the time of the execution of this mortgag To Have and to Hold the said premises with the sorever.	i, and the rents, issues and p ge or at any time during the t the appurtenances unto the sa	nces thereunto belonging or in anywise appertaining, rofits therefrom, and any and all fixtures upon said erm of this mortgage. id mortgagee, his heirs, executors, administrators and
Note with	This mortgage is intended to secure the payment dated October 2, 1986 to David maturity of October 1, 1991.	nt of a certain promissory not I J. and Joanne E. K	e, described as follows: Kraan in the amount of \$60,000.00
0c	The date of maturity of the debt secured by this n	nortgage is the date on which	the last scheduled principal payment becomes due, to-wit:
:	The mortgagor warrants that the proceeds of the loan re		note and this mortgage are: MNNXMXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
r this nd all uilding a the save all remisses or need to the coverant over an accurred djudge sing pures to the rest de tronounes umed to the rest de tronounes une tronounes un	mortdage or the note above described, when due and p liens or encumbrances that are or may become liens or so on on or which may be hereafter erected on the presum of \$	syable and before the same may in the premises or any part thereof mise in the premises or any part thereof mises insured in layor of the mortgage as his interest must be the building and improvements hall keep and perform the covena in in full force as a mortgage to may covenant herein, or it proceeding odeclare the whole amount unpair of the mortgage of the interest and all sums paid by the reclose this mortgage, the losing particular that as a said note without waiver, interest and all sums paid by the reclose this mortgage, the losing put in the search, all statutory costs and such suit or action, and if an appoint shall adjudge reasonable as to even and any one court shall adjudge reasonable as to even and a such suit or action is complified and the court of said trust, as the court or said trust, as the court of the said trust.	
iMPOR' i) le nu imply uited to en 150 quiyale	TANT NOTICE: Delete, by lining out, whichever warr at applicable; if warranty (a) is applicable, the mortg with 18th Truth in-Lending Act and Regulation Z by distloavers, for this purpose, if this instrument is to finance the purpose of a dwelling, use S-N Form N int; if this instrument is: NOT to be a first lien, use 16,000 Equivalent.	ranty (a) or ragge MUST Amaking re- be a FIRST to 1305 or	hand the day and year first above written. When Kraaw Manne Elizabeth Haam
TATE	OF CREGON, County of Klamath Personally appeared the above named Da and acknowledge Before n	vid J. Kraan and Joseph the toregoing instrument in arlene)	
	MORTGAGE		STATE OF OREGON,
			County of SS. I certify that the within instru- ment was received for record on the
1.00	то	(DON'T USE THIS SPACE: RESERVED FOR RECORDING	at o'clock M, and recorded in book/reel/volume No
		LABEL IN COUN- TIES WHERE USED.)	pageor as decument/fee/file/ instrument/microfilm No, Record of Mortgages of said County.
No.	AFTER RECORDING RETURN TO		Witness my hand and seal of County affixed.
	SOUTH VALLEY STATE BANK 5215 South Sixth Street		NAME TITLE
- !!	Klamath Falls OR 97603	I	ByDeputy

PARCEL 1:

The following described real property in the County of Klamath, State of Oregon:

Beginning at the intersection of the Westerly line of Brighton Avenue and the Northerly line of River Street in the Town of Doten, reference being made to the duly recorded plat thereof, and running; thence North 33° East along the Westerly line of said Brighton Avenue 103.56 feet more or less to a point which is 105 feet distant, when measured along said Brighton Avenue, from the intersection of the Southerly line of Klamath River, said point being also a corner of that certain tract of land vconveyed by T. J. Prather, a widower, to George W. Ager by deed dated August 31, 1946, and recorded November 1, 1946 in running Westerly at right angles to Brighton Avenue and parallel to River Street 52.5 feet to a point; thence running South 33° West 103.56 feet more or less to the Northerly line of said River Street; thence running in an Easterly direction along the Northerly line of said River Street to the place of beginning being a portion of Lot 1 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

A parcel of land in Section 31, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Note: This parcel is Northeast of the original plat of the Town of Doten, Volume 1, page 19, Town of Plats, recorded May 26, 1887 in County Clerk's Office - County Surveyors Certificate - by Frank Howard, October 13, 1949.

Beginning at intersection of the Westerly line of Brighton Avenue (also Highway #66) and the Northerly line of River Street; thence North 74° 00' West 52.50 feet to 5/8" iron rebar on the Northeasterly right of way of River Street; thence North 33° East 103.56 feet to true point of beginning Brighton Avenue, known as State Highway #66; thence South 57° 00' East 52.50 feet to 5/8" iron rebar; also the Northwest right of way of Brighton Avenue; thence South 33° 00' West 36.44 feet to a point along the Northwesterly right of way of Brighton Avenue; thence North 57° 00' West 52.50 feet to the point of beginning.

PARCEL 3:

STATE OF OPECON, COU

A tract of land situated in the SWASWA of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the Northeasterly right of way line of River Street and the Northwesterly right of way line of Brighton Street also known as State Highway No. 66; thence North 33° 00' East 140 feet to the true point of beginning; thence North 57° 00' West 52.50 Bank of Klamath River; thence South 57° 00' East along said Westerly bank to the Northwesterly right of way line of Brighton Street; thence the point of beginning.

EXCEPTING THEREPROM any portion lying within the boundaries of State Highway No. 66.

OREGON: COUNTY OF KLAMATH:	SS.		
Filed for record at request of			
of <u>October</u> A.D., 19 86 at	11:55 o'clock A M.,	the3r	day
of Mortgase	2S OCIOCK AM.,	and duly recorded in Vol	. <u>M86</u>
FEE \$9.00		13060	1-11
	Ву	ehn, County Clerk	15
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