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A AN ANALASSA RENOLD R. PASSIEN and ELSIE E.	PASSIEN	4.90 <sup>4</sup>
Husband and Wife		hereinaf
died Mortgagor", and FIRST INTERSTATE BANK OF OREGON, N.A., her	einafter called "Mortgagee" whose address is 60	)1 Main,
Klamath Falls, Oregon 97601	the production of the	the second second
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For value received by the Mortgagor from the Mortgagee, the Mortgag	or has bargained and sold and does hereby grant, ba	rgain, sell and convey unto
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thereof on file in the Office of the (	County Clerk of Klamath County,	
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that the insurance is prejudiced by the acts or omissions of the Montgagor or that the coverage is inadequate, the Montgagor will do such acts and things and obtain such further insurance as the Montgager may require; that the Montgagee 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 or to be used for the repair or reconstruction of the property damaged or destroyed.

4. That he will execute or procure such further assurance of his title to the said property as may be requested by the Mongage.

5. That in case the Mortgagor shall fail, neglect or refuse to do or perform any of the acts or things herein required to be done or 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 shall beer intorest at the rate per annum specified in the note and shall be secured hereby.

 $\mu_{1,1,2} = 6$ , That he will not, without the prior written consent of Mortgage, transfer his interest in said premises or any part thereof, whether or not the transferee assumes or agrees to pay the indebuches hereby secured. Upon any application for Mortgages's consent to such a transfer, Mortgagee may require from the transferee such information as would normally be required if the transferee were a new loan applicant. Mortgagee shall not unreasonably withhold its consent. As a condition of its consent to any transfer, Mortgagee may, in its discretion, impose a service charge not exceeding one percent of the then outstanding principal balance of the note and may increase the interest rate on the indebugenasis hereby secured.

7. In the event any payment or portion them of due on the note is not paid within fifteen days from the date the payment is due, Mortgagor agrees to pay to Mortgagee a "late charge" of four cents (4¢) for each dollar so overdue.

8. That, if any default be made (i) in the payment of the principal or interest of the indebtedness hereby secured (ii) in the performance of any of the covenants or agreements of this mortgree (iii) or in payment or performance of any covenants of any other mortgree or trust deed on the property described herein, the Mortgree may, at its option, without notice, declare the entire sum secured by this mortgree due and payable and foreclose this mortgree.

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9. That, in the event of the institution offeny, with 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's fees in connection therewith and such further sums as the Mortgagee shall have paid or incurred for extensions of abstracts or 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 adequacy of the security for this indebtedness hereby secured and without notice to the Mortgagor or any one else, 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 arisen or accrued or which may arise or accrue during the pendency of 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 breach or default by the Mortgagor in one or more of his covenants or agreements herein contained, he may remain in possession of the mortgaged property and retain all rents actually paid to and received by him prior to such default.

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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 "Mortgegee" shall apply to any holder of this mortgage. Masculine pronouns include feminine and neuter. All of the covenants of the Mortgagor shall be binding upon his heirs, executors, administrators, successors and assigns and inure to the benefit of the successors and assigns of the Mortgagee. In the event of any transfer of the property herein described or any part thereof or any interest therein, whether voluntary or 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 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 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 such persons or to the Mortgagor at the last address actually furnished the Mortgagee or at the mortgaged premises and deposited in any post office, station or letter box.

IN WHINESS WHEREOF, I save as a second program of the second state of the second secon	said Mortgebor has executed this indentitive the day and year first obove written.
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STATE OF OREGON	STATE OF OREGON
County of	<pre>// JSS. // Solution / Solution / JSS. // Solution / Solution / JSS. // Solution / S</pre>
The foregoing instrument was acknowledged before the titis <u>26th</u> day of	The foregoing instrument was acknowledged before me this, 19
by RENOLD R + ELSIE E. PASSION	by
no de la la la secondada de la companya de la compa	of
	corporation,
	on behalf of the corporation.
SEAL UN Will Leaney	) <u>9 200</u> (SEAL)
Notary Public for Oregon	Notary Public for Oregon
My commission explose: My Commission Explores July 10, 1869	My commission expires:
់ត្រូវដែល អ្នកដែលតែក្នុងសំនេះ ក្នុង។ ក្រមានផ្នែលមិនសំរដ្ឋស្នាមិនផ្លែវជ្ញាធិនិភពលោក (អន់តែមនិងផ្លូវ) Baseon ymproxic	n in an
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, yang palata internetasi kalala sa ng kalang palata sa kalang sa 🗒 🔆 la kana na ka	County of Klamath ss.
	Filed for record at request of:
	First Interstate
	on this <u>28th</u> day of <u>June</u> A.D., 19 <u>89</u> at <u>11:50</u> o'clock <u>A.M.</u> and duly recorded
	in Vol of Mortgages_ Page 11560
· · · · · · · · · · · · · · · · · · ·	Evelyn Biehn County Clerk
Development of the second seco	By Qauline (mullendare
(and ethics) and ethics are the set of the set of the set of the matrix of the set of the set of the set of the Annual set of all a new constructions of the set of the s	Deputy.
	Fee, \$13.00
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