| FO   | M No. 733A-MORTGAGE   | STEVENS-NESS LAW PUB. CO., PORT AND, OR, 57204   |
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| by<br>to   |   | VOI  Mage  Page  JULY    .12TH   |
| L(   | rgain, sell and convey unto said mortgagee,<br>y situated in KLAMATH County   | hereinafter called Mortgagee,<br>in consideration of TWENTY NINE THOUSAND THREE HUNDRED<br>Dollars, to him paid by said mortgagee, does hereby grant,<br>his heirs, executors, administrators and assigns, that certain real prop-<br>y, State of Oregon, bounded and described as follows, to-wit:<br>BDIVISION, TRACT NO. 1099, ACCORDING TO THE OFFICIAL<br>OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.  |
| ass/   | Together with all and singular the tenemants, I<br>which may hereafter thereto belong or appertain,<br>mises at the time of the execution of this mortgag<br>To Have and to Hold the said premises with ti<br>gas to rever.<br>This mortgage is intended to secure the paymen   | The appurtenances unto the said mortgagee, his heirs, executors, administrators and to a certain promissory note, described as follows:  |
|  | C YYYYYYYY C YGYWY YGY (PF, BYSCCC), O, the loan rer  | nortgage is the date on which the last scheduled principal payment becomes due, to-wit<br>O FUTURE ADVANCES AND RENEWALS<br>SAULTER ADVANCES AND RENEWALS<br>I person) are lor business or commercial purposes.<br>et, his heirs, executors, administrators and assigns, that he is law/ully seized in tee simple of said  |
| in the have prene any term of su any of su any of su any made any made any any made any | e sum of \$   | ns; that he will pay said note, principal and interest according to the terms thereof; that while<br>saments and other charges of every nature which may be levied or assessed against said property,<br>syable and before the same may become delinquent; that he will promptly pay and satisfy any<br>the premises or any part thereof superior to the lien of this moritgage; that he will keep the<br>nises insured in layor of the mortgage against loss or damage by line, with extended coverage,<br>the mortgages as his interest may appear and will deliver all policies of insurance on said<br>of the building and improvements on said premises in good repair and will not commit or suffer<br>in likes insured in favor of the mortgage against loss or damage by line, with extended coverage,<br>the mortgages as his interest may appear and will deliver all policies of insurance on said<br>of the building and improvements on said premises in good repair and will not commit or suffer<br>in lul force as a mortgage to secure the performance of all of said covenants and the payment<br>and there no ril proceedings of any kind be taken to foreclose on any lien on said greenises or<br>the whole amount unpaid on said note and on this mortgage at once due and stall gay be, sime being<br>and this mortgage, and shall bear interest at the same rate as said note without waiver, however, of<br>y this mortgage may be foreclosed at any time thereafter. And it the mortgage shall lail to<br>premium as above provided lor, the mortgage may at his option do so, and any payment so<br>is mortgage may be foreclosed is principal, interest and all sums paid by the mortgage at any<br>is mortgage. |
| incu<br>adju<br>losim<br>sum<br>of the<br>linat  | In the event of any suit or action being instituted to top<br>red by the prevailing party therein lor title reports and it<br>decreasonable as the prevailing party's attorney's tees in<br>g party lurther promises to pay such sum as the appellate of<br>s to be included in the court's decree. Each and all of the co<br>and assigns of said mortfagor and of said mortfagee respect<br>ie mortfagee, appoint a receiver to collect the rents and prof<br>deducting all proper charges and expenses attending the exe<br>In construing this mortfage, it is understood that the mo<br>un shall be taken to mean and include the plural, the mas<br>ned and implied to make the provisions hereof apply equal | eclose this mortgage, the losing party in such suit or action agrees to pay all reasonable costs<br>le search, all statutory costs and disbursements and such further sum as the train court may<br>such suit or action, and it an appeal is taken from any judgment or decree entered therein the<br>ourt shall adjudge reasonable as the prevailing party's attorney's tees on such adjunct<br>venns, and agreements herein contained shall apply to and bind the hers, executory, adjunct<br>vely. In case suit or action is commenced to loreclose this mortgage, the court may, upon motion<br>its arising out of said premises during the pendency of such forcclosure, and apply the same,<br>cution of said trust, as the court may direct in its judgment or decree.<br>riggoor or mortgage may be more than one person; that if the context so requires, the singular<br>culine, the feminine and the neuter, and that generally all grammatical changes shall be made,<br>by to corporations and to individuals.  |
| with<br>close<br>57  | PORTANT NOTICE: Delete, by lining out, whichever wan<br>of applicable; if warranty (a) is applicable; the mortgage<br>the Truth-In-tending Act and Regulation 2 by making<br>mest for this purpose the S-N Form No. 1319, or equivale<br>ATE OF OREGON,<br>County of KLAMATH<br>This inscriment was acknowledged befor<br>MICHAEL R ST MARTIN AND CADOL VA  | e MUST comply MICHAEL R ST. MARTIN<br>required dis-<br>nt. CAROLYN M ST. MARTIN<br>ss:<br>e me on  |
| (SEAL)<br>MICRAEL R ST. MARTIN AND CAROLYN M ST. MARTIN<br>(SEAL)<br>Notary Public for Oregon<br>My commission expires 2-12-91   |   |  |
|  | MORTGAGE  | STATE OF OREGON, )   |
|  | MICHAEL R. ST. MARTIN   | County of  |
|  | CAROLYN M. ST. MARTIN<br>TO<br>SOUTH VALLEY STATE BANK  | ment was received for record on the    .18thday ofJuly, 19_89,    CDON'T USE THIS    SPACE: RESERVED    FOR RECORDING    LABEL IN COUN.    Page .13094 or as fee/file/instrument/    THES WHERE    UBBEL IN    COUNT   |
| No   | AFTER RECORDING RETURN TO<br>SOUTH VALLEY STATE BANK<br>5215 SOUTH SIXTH STREET<br>KLAMATH FALLS, OR 97603  | BOOMLAS Multander Deputy<br>Fee \$8.00   |

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