

MORTGAGE DEED

This Mortgage is given by JOHN M GREEN AND A C WANG

of KLAMATH COUNTY, ORG, hereinafter called Borrower,
 to J. S. GREEN OF CHESTER COUNTY, PENNA
 hereinafter called Lender, which term includes any holder of this Mortgage, to secure the payment of the
 PRINCIPAL SUM OF \$ 27,400. together with interest thereon computed on the
 outstanding balance, all as provided in a Note having the same date as this Mortgage, and also to secure the
 performance of all the terms, covenants, agreements, conditions and extensions of the Note and this
 Mortgage.

In consideration of the loan made by Lender to Borrower and for the purpose expressed above, the
 Borrower does hereby grant and convey to Lender, with MORTGAGE COVENANTS, the land with the
 buildings situated thereon and all the improvements and fixtures now and hereafter a part thereof, being
 more particularly described in Exhibit A attached hereto and made a part hereof and having a street address
 of:

2012 Applegate Avenue, Klamath Falls, OR 97601
 Attach Property Description

Borrower further covenants and agrees that:

1. No superior mortgage or the note secured by it will be modified without the consent of Lender
 hereunder.

2. ~~Borrower will make with each periodic payment due under the Note secured by this Mortgage a
 payment sufficient to provide a fund from which the real estate taxes, betterment assessments and other
 municipal charges which can become a lien against the mortgaged premises can be paid by Lender when
 due. This provision shall be effective only in the event that a fund for the same purpose is not required to
 be established by the holder of a senior mortgage.~~

3. In the event that Borrower fails to carry out the covenants and agreements set forth herein, the
 Lender may do and pay for whatever is necessary to protect the value of and the Lender's rights in the
 mortgaged property and any amounts so paid shall be added to the Principal Sum due the Lender hereunder.

4. As additional security hereunder, Borrower hereby assigns to Lender, Borrower's rents of the
 mortgaged property, and upon default the same may be collected without the necessity of making entry
 upon the mortgaged premises.

5. In the event that any condition of this Mortgage or any senior mortgage shall be in default for
 more than ~~fifteen (15)~~ days, the entire debt shall become immediately due and payable at the option of the
 Lender. Lender shall be entitled to collect all costs and expenses, including reasonable attorney's fees
 incurred until the time of payment.

6. In the event that the Borrower transfers ownership (either legal or equitable) or any security
 interest in the mortgaged property, whether voluntarily or involuntarily, the Lender may at its option
 declare the entire debt due and payable.

7. This Mortgage is also security for all other direct and contingent liabilities of the Borrower to
 Lender which are due or become due and whether now existing or hereafter contracted.

8. Borrower shall maintain adequate insurance on the property in amounts and form of coverage
 acceptable to Lender and the Lender shall be a named insured as its interest may appear.

9. Borrower shall not commit waste or permit others to commit actual, permissive or constructive
 waste on the property.

10. Borrower further covenants and warrants to Lender that Borrower is indefeasibly seized of said
 land in fee simple; that the Borrower has lawful authority to mortgage said land and that said land is free and
 clear of all encumbrances except as may be expressly contained herein.

This Mortgage is upon the STATUTORY CONDITION and the other conditions set forth herein,
 for breach of which Lender shall have the STATUTORY POWER OF SALE to the extent existing under
 State law.

Executed under seal this

day of

JM GREEN
 Borrower

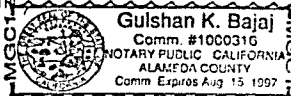
AC WANG
 Borrower

State of CACounty of ALAMEDA

SS.

, 19

Then personally appeared JOHN M. GREEN AND A C WANG
 and deed, before me and acknowledged the foregoing to be his/their free act



Notary Public

My Commission Expires: 15th AUG 1997 c. E-Z Legal Forms

John Green
 2012 Applegate Ave
 Klamath Falls, OR 97601
 882
 4/8/94
 8/2
 4/23/94
 90 DAYS
 882
 4/8/94
 8/2
 4/23/94

13584-A

13584-A

13584-A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of John Green the 29th day
of April A.D., 19 94 at 1:05 o'clock P.M., and duly recorded in Vol. M94
of Mortgages on Page 13584.

FEE \$15.00

Evelyn Biehn County Clerk

By Queline Mullendore

E-Z Legal Form A260

MORTGAGE DEED

DATED: