

ON DEMAND TO THE PARTIES OF THE FIRST PART THEIR HEIRS AND ASSIGNS.

IT IS EXPRESSLY AGREED AND UNDERSTOOD THAT SUCH PREMISES ARE AND SHALL BE KEPT, UNTIL THIS MORTGAGE IS FULLY PAID AND SATISFIED, FREE FROM ALL LIENS OR INCUMBRANCES WHATSOEVER THAT SHALL OR MAY HAVE PRECEDENCE OF THIS MORTGAGE, THAT ALL BUILDINGS AND TENEMENTS THAT ARE NOW UPON OR THAT MAY HEREAFTER BE ERECTED UPON SAID PREMISES SHALL BE KEPT INSURED FOR AN AMOUNT NOT LESS THAN ONE THOUSAND (\$1000.00) DOLLARS DURING ALL THE TIME THAT THIS MORTGAGE SHALL REMAIN UNPAID OR UNSATISFIED, IN ONE OR MORE GOOD AND RESPONSIBLE FIRE INSURANCE COMPANIES, AGAINST ALL LOSS OR DAMAGE BY FIRE; THE LOSS OR DAMAGE, IF ANY, TO BE MADE PAYABLE TO THE SAID PARTIES OF THE SECOND PART THEIR EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND IN CASE THE SAID PARTIES OF THE FIRST PART THEIR HEIRS OR ASSIGNS, SHALL FAIL, NEGLECT OR REFUSE TO OBTAIN SAID INSURANCE, OR TO PAY ALL TAXES, STREET ASSESSMENTS, MECHANICS' LIENS OR CLAIMS OF EVERY NAME AND NATURE, THAT ARE OR MAY BECOME A LIEN<sup>or liens</sup> UPON SAID PREMISES, HAVING PRECEDENCE OF THE LIEN OF THIS MORTGAGE BEFORE THE SAME SHALL BECOME DELINQUENT, THEN THE SAID PARTIES OF THE SECOND PART THEIR EXECUTORS, ADMINISTRATORS AND ASSIGNS, MAY AT THEIR OPTION OBTAIN SAID INSURANCE AND PAY THE PREMIUMS THEREFOR, AND MAY PAY, DISCHARGE AND SATISFY ANY AND ALL SUCH TAXES, STREET ASSESSMENTS OR LIENS AT MATURITY, AND ALL SUMS OF MONEY THUS EXPENDED SHALL AT ONCE BECOME DUE AND PAYABLE ON DEMAND FROM SAID PARTIES OF THE FIRST PART THEIR HEIRS AND ASSIGNS, TO THE SAID PARTIES OF THE SECOND PART THEIR EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND THAT SUCH PAYMENT, AS WELL AS THE ATTORNEY'S FEES MENTIONED IN SAID NOTE, BE AND THEY ARE HEREBY SECURED BY THE LIEN OF THIS MORTGAGE.

IT IS ALSO EXPRESSLY UNDERSTOOD THAT IF ANY SUM MADE PAYABLE BY THE TERMS OF SAID PROMISSORY NOTE, OR BECOMING DUE HEREUNDER, SHALL REMAIN UNPAID FOR A PERIOD OF TEN DAYS AFTER THE SAME SHALL BECOME DUE AND PAYABLE, THEN THE PARTIES OF THE SECOND PART THEIR EXECUTORS, ADMINISTRATORS AND ASSIGNS MAY FORECLOSE THIS MORTGAGE AT ANY TIME THEREAFTER.

AND THE SAID V. A. FOSDICK AND LILLIAN FOSDICK, HIS WIFE, THEIR HEIRS, EXECUTORS AND ADMINISTRATORS, DO COVENANT AND AGREE TO PAY UNTO THE SAID PARTIES OF THE SECOND PART, THEIR EXECUTORS, ADMINISTRATORS OR ASSIGNS, THE SAID SUM OF MONEY ABOVE MENTIONED.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THE DAY AND YEAR FIRST ABOVE WRITTEN.

EXECUTED IN THE PRESENCE OF

PERRY O. DELAP

DOROTHY SHIVE

A. F. NELSON (SEAL)

MARGARET NELSON (SEAL)

STATE OF OREGON,                    )  
  ) ss.  
COUNTY OF KLAMATH.            )

BE IT REMEMBERED, THAT ON THIS 31ST DAY OF JULY A.D. 1920, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE WITHIN NAMED A. F. NELSON AND MARGARET NELSON, HUSBAND AND WIFE, WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.