

THIS MORTGAGE made this 15<sup>th</sup> day of February, 1985,  
between L. E. AND Edith Holzhauser, Mortgagor,  
to CP NATIONAL CORPORATION, a California corporation, (CP National),  
Mortgagee, WITNESSETH:

That said Mortgagor having contracted with CP National  
for certain HEATING SYSTEM improvements for and in consideration  
of the sum of TWO THOUSAND FIVE HUNDRED FIFTY & 00/100 Dollars  
(\$ 2550.00), does hereby grant, bargain, sell and convey  
unto said Mortgagee, that certain property situated in Klamath  
County, State of Oregon, being described as follows, to-wit:

Street Address: 4618 Crosby St, Klamath Falls, Or

Legal Description:

Westerly 65' of Lot 45 & 48 of Block 6,  
St. Francis Park, Klamath County  
Klamath Falls, Oregon.

This conveyance is intended as a mortgage to secure the  
payment of the Mortgagor's obligations under the retail install-  
ment contract between CP National and Mortgagor dated January 10,  
1985. The date of maturity of the debt secured by this mortgage  
is the date upon which the last retail installment contract becomes  
due, to-wit: MARCH, 1990.

This mortgage is subject to any and all prior liens, and  
encumbrances of record on the above described property but shall  
have priority over all other and subsequent liens and encumbrances.

When the Mortgagor shall pay all sums, including principal  
and interest, owing to Mortgagee in accordance with the terms of  
the aforementioned retail installment contract, this conveyance  
shall become void; but in case default shall be made in the pay-  
ment of the principal or interest or any part thereof under the  
terms of said contract, then the said Mortgagee may foreclose  
this mortgage and sell the premises above described with all and  
every of the appurtenances or any part thereof, in the manner  
prescribed by law, and out of the money arising from such sale,  
retain the said principal, interest and actual reasonable costs  
of collection as provided in said retail installment contract,  
together with the costs and expenses of such foreclosure proceedings  
and the sale of the said premises, including reasonable attorneys'  
fees, and the surplus, if any, shall be paid over to said Mortgagor  
or Mortgagor's heirs or assigns.

WITNESS our hand & this 15<sup>th</sup> day of February, 1985.

L. E. Holzhauser

Edith Holzhauser

STATE OF OREGON )

COUNTY OF KLAMATH )

ss:

The foregoing instrument was acknowledged before me this  
15 day of February, 19 85, by L. E. & Edith Holzhauser.  
NOTARY PUBLIC FOR OREGON B. P. Phillips My Commission expires 8-30-85

FOR RECORDING USE ONLY

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .....

this 25th day of February A. D. 19 85 at 11:25 clock A M., and

duly recorded in Vol. M85, of Mortgages on Page 2807

EVELYN BIEHN, County Clerk

By P. M. Smith

Fee: \$5.00

Return to: C P National, P. O. Box 310, Klamath Falls, Or 97601

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