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MORTGAGE

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THIS MORTGAGE is made this 16th day of February, 1988, and between Andrew A. Patterson, Mortgagor, to CP National Corporation, a California corporation, ("CP National"), Mortgagee. Mortgagor has entered into a contract with, and is obligated to, CP National for the sum of One Thousand Seven Hundred Twenty Five Dollars (\$1725.00) and does hereby grant, bargain, sell and convey unto said CP National that certain property situated in Klamath County, Oregon, described as follows:

Street Address: 3530 Hope St. Klamath Falls Oregon
Legal Description: Lot 6, Block 2, Cascade Park,
Klamath County, Oregon

together with the tenements, hereditaments and appurtenances appertaining thereto.

This conveyance is intended as a mortgage to secure the payment of the contract between CP National and Mortgagor dated Feb. 16, 1988. The date of maturity of the debt secured by this mortgage is the date upon which the last retail installment contract payment is due, to-wit, March, 1992. This mortgage is subject to any and all prior liens and encumbrances of record against the above property. The Mortgagor agrees to pay and keep current all real property taxes and any amounts due on any prior encumbrances before the same become delinquent.

When the Mortgagor pays all sums, including principal and interest, owing to CP National under the terms of the aforementioned contract, this conveyance shall become void; but in the event Mortgagor defaults in any of the terms of said contract or this mortgage, then all amounts due CP National shall become immediately due and payable and CP National may foreclose this mortgage and sell the property above described in the manner provided by law and out of the money arising from the sale, retain all amounts due under the contract and actual reasonable costs of collection, including, without limitation, costs and expenses of the foreclosure proceeding, including reasonable attorneys fees and the surplus, if any, shall be paid over to Mortgagor or Mortgagors' heirs or assigns.

MORTGAGOR ACKNOWLEDGES RECEIPT OF A COPY OF THIS MORTGAGE.

Andrew A. Patterson

STATE OF OREGON }
COUNTY OF Klamath } ss.

Personally appeared the above-named Andrew A. Patterson and acknowledged the foregoing mortgage to be his/her/their voluntary act and deed.

Before me Feb. 16, 1988.

Lester Reed Harris
LESTER REED HARRIS
NOTARY PUBLIC - OREGON
My Commission Expires 4/25/91
Notary Public

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of C. P. National of March A.D. 19 88 at 11:38 o'clock A. M., and duly recorded in Vol. M88 the 23rd day of March Mortgages on Page 4038.

FEE \$5.00

Evelyn Biehn, County Clerk
By [Signature]

RETURN OF DATE 1081310 City 97601