

86991

## MORTGAGE

Vol 1788

7046

THIS MORTGAGE is made this 19<sup>th</sup> day of April, 1988, and between

Lois E. Warren, 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 Three Thousand, Fifty-Eight & 10/100 Dollars  
 (\$3058.00) 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: 4431 Clinton St, Klamath Falls, Klamath Falls

Legal Description:

Lot 4, Block 3, Buveker Place 1st

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 April 19, 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, May, 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.

Lois E. Warren

STATE OF OREGON

COUNTY OF Klamath } ss.

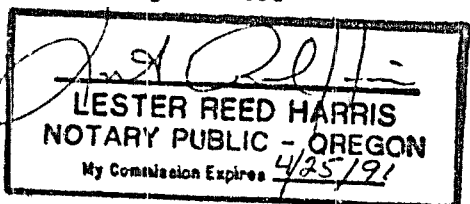
On this 19<sup>th</sup> day of April, 1988, before me, the undersigned notary public, personally appeared Watson L. Warren, personally known to me, who was the subscribing witness to the foregoing Mortgage, who being sworn, stated that he/she resides at 4431 Clinton, Klamath Falls, Klamath County, Oregon, and that he/she was present and saw

Lois E. Warren, personally known to said subscribing witness to be the person(s) whose name(s) were subscribed to the within Mortgage, execute and acknowledge the same, and said subscribing witness acknowledged said mortgage to be the voluntary act and deed of the person(s) signing said Mortgage.

Watson L. Warren  
 Subscribing Witness

Lester Reed Harris  
 NOTARY PUBLIC FOR OREGON

My commission expires: 4/25/91



STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

CP National  
 on this 4<sup>th</sup> day of May, A.D., 19 88  
 at 10:03 o'clock A.M. and duly recorded  
 in Vol. 1788 of Mortgages Page 7046

Evelyn Riehn County Clerk  
 By Bernetha A. Petch

Fec. \$5.00

Deputy.

RETURN TO: CP NATIONAL PO Box 310 Klamath Falls, OR 97601