

MORTGAGE

THIS MORTGAGE is made this 13 day of May, 1988, and between Sharon Miles, 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 four thousand two hundred fifty eight and 24/100 Dollars (\$4258.24) 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: 2317 Lindley Way

Legal Description: PORTION S 2 NW 4 SECTION 5
TOWNSHIP 39 RANGE 9.0

together with the tenements, hereditaments and appurtenances appertaining thereto. TAX LOT 531990

This conveyance is intended as a mortgage to secure the payment of the contract between CP National and Mortgagor dated May 13, 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, June, 1993. 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.

Sharon Miles

STATE OF OREGON

COUNTY OF Klamath } ss.

On this 16th day of May, 1988, before me, the undersigned notary public, personally appeared Kristine J. Ransom, personally known to me, who was the subscribing witness to the foregoing Mortgage, who being sworn, stated that she resides at 6738 Kimberly Court Klamath Falls, OR Oregon, and that she was present and saw Sharon E. Miles

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.

Kristine J. Ransom
Subscribing Witness

Lester Reed Harris
NOTARY PUBLIC FOR OREGON

My commission expires: 4/25/91

Lester Reed Harris
NOTARY PUBLIC

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ of _____ June _____ A.D., 19 88 at 4:15 o'clock P M., and duly recorded in Vol. M88 of _____ Mortgage _____ on Page 8593

FEE \$5.00

Evelyn Biehn County Clerk

By Sharon Miles

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