

## MORTGAGE

THIS MORTGAGE is made this 30th day of JANUARY, 1989, and between William C Wambaugh & Rosetta M Wambaugh, 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 TWO THOUSAND, NINE HUNDRED, SIXTY-ONE 100/100 Dollars (\$2961.00) 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: 1518 Kane Street Klamath Falls

Legal Description: Lot 34 Fair Acres First Addition  
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 JANUARY 30, 1989. 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, FEBRUARY, 1994. 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.

Rosetta Wambaugh

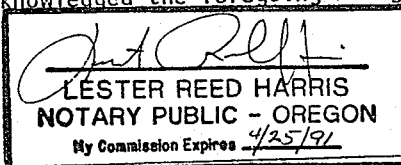
STATE OF OREGON

COUNTY OF Klamath

} ss.

Personally appeared the above-named Rosetta M. WAMBAUGH and acknowledged the foregoing mortgage to be his/her/their voluntary act and deed.

Before me, JANUARY 30, 1989.



Notary Public

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

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

CP National  
on this 30th day of March A.D., 19 89  
at 10:17 o'clock AM. and duly recorded  
in Vol. M89 of Mortgages Page 5295  
Evelyn Biehn County Clerk  
By Pauline Mullins  
Deputy.

Fee, \$8.00

89 MAR 30 AM 10 17