

99379

MORTGAGE

Vol. 289 Page 6891THIS MORTGAGE is made this 3 day of MARCH, 1989, and between

Kim Dean & Robert Dean, 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 Twenty-eight hundred and no/100 Dollars (\$2892.00)
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: 2504 Gentle

Legal Description:

see attached description

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 MARCH 3, 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, MAY, 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.

Kim Dean
Robert Dean

STATE OF OREGON

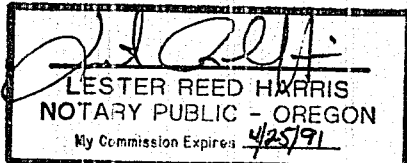
COUNTY OF KLAMATH

} ss.

On this 29th day of MARCH, 1989, 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 he/she resides at 6730 Kimberly Court, Klamath Falls Oregon, and that he/she was present and saw KIMBERLY DEAN & ROBERT DEAN, 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.

K. Ransom
Subscribing Witness

LESTER REED HARRIS
NOTARY PUBLIC FOR OREGON
My commission expires: 4/25/91



*89 APR 25 AM 11:25

97601

Return to: CP National PO Box 310, Klamath Falls, OR

SCHEDULE C

The land referred to in this Policy is described as follows:

PARCEL 1:

The North 57 feet of Lots 3 thru 6 inclusive, Block 8 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Cannon Street lying adjacent to said lots which inurred thereto, and the Southerly 40 feet of Lots 1, 2, 3 and 4 and the Southerly 83 feet of Lots 5 and 6, all in Block 8 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909 002CB 03200 (portion)
3909 002CB 03400

PARCEL 2:

The North 100 feet of Lots 1 and 2, Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Cannon Street, lying adjacent to said Lots, which inurred thereto.

Tax Account No.: 3909 002CB 03100

PARCEL 3:

The Southerly 43 feet of the Northerly 100 feet of Lots 3 and 4, Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909 002CB 03200 (portion)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of CP National the 25th day
of April A.D., 19 39 at 11:25 o'clock A.M., and duly recorded in Vol. M89,
of Mortgages on Page 6891.

By Evelyn Biehn County Clerk
Pauline Mulins

FEE \$13.00