

MORTGAGE

THIS MORTGAGE is made this 24 day of MARCH, 1989, and between
NIEL J. BARRETT, 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 fifteen hundred sixty six and 10/100 Dollars
 (\$1566.10) 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: 432 North Fifth St. Klamath Falls Or.

Legal Description: THE NORTHWESTERLY 60 FEET OF LOT 1 IN BLOCK 47
 of FIRST ADDITION to the city of KLAMATH FALLS,
 OREGON, ACCORDING TO THE AFFICIAL PLAT THEREOF
 ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
 KLAMATH COUNTY, OREGON, BEING A PIECE OF LAND
 60 feet long and 53.2 feet wide facing 53.2
 feet on jefferson street and 60 feet facing
 fifth street

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, 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, April, 1991. 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.

x Niel J Barrett

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 6732 Kimberly Court
Klamath Falls, Oregon, and that he/she was present and saw

NIEL J. BARRETT
 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

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

CP National

on this 25th day of April A.D., 19 89
 at 11:26 o'clock A.M. and duly recorded
 in Vol. M89 of Mortgages Page 6895.

Evelyn Biehn
 County Clerk

By Pauline Mullenbore
 Deputy.

Fee, \$8.00

Return to: CP National PO Box 310, Klamath Falls, OR 97601

97601

