

THIS MORTGAGE is made this 27th day of December, 1989, and between Steven Blum & Judith Blum, 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, SEVEN HUNDRED, THIRTEEN ⁰⁰/₁₀₀ Dollars (\$ 4713 ⁰⁰/₁₀₀) 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: 2523 PATTERSON ST, KLAMATH FALLS

Legal Description:

SEE EXHIBIT "A", ATTACHED

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 12/29, 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, 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.

Steven D. Blum
Judith A. Blum

STATE OF OREGON
COUNTY OF Klamath } ss.

On this 5th day of January, 1990, before me, the undersigned notary public, personally appeared Douma Hill, personally known to me, who was the subscribing witness to the foregoing Mortgage, who being sworn, stated that he/she resides at 3527 Monacaulla Klamath Falls Oregon, and that he/she was present and saw Steven & Judith Blum, 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.

Douma J Hill
Subscribing Witness

NOTARY PUBLIC FOR OREGON
My commission expires: _____



Return to: CP National PO Box 310, Klamath Falls, OR 97601
90 MAR 7 AM 9 53

EXHIBIT "A"

Beginning at an iron pin which lies North 0 degrees 51' West along the West line of the Northeast quarter of the Southwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, a distance of 217.5 feet and North 89 degrees 09' East a distance of 217.5 feet and North 89 degrees 09' East a distance of 30 feet from the iron axle which marks the Southwest corner of said Northeast quarter of the Southwest quarter of said Section 1 and running thence North 0 degrees 51' West a distance of 244.8 feet to an iron pin; thence North 89 degrees 09' East --- 232.2 feet to an iron pin; thence South 46 degrees 09' East a distance of 348 feet to the North line, if extended of the tract of real property described in the deed from F. C. Adams and Gladys T. Adams, husband and wife, to Arthur G. Seeley and C. Ernestine Seeley, husband and wife, dated December 8, 1947, recorded March 25, 1954 in Book 266, Page 146, Deed Records of Klamath County, Oregon; thence South 89 degrees 09' West along said North line of said Seeley Tract 479.72 feet more or less to the place of beginning.

CODE 43 MAP 3909-1CA TL 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day
of December A.D., 19 89 at 11:22 o'clock A.M., and duly recorded in Vol. M89
of Deeds on Page 23293

FEE \$13.00

EVELYN BLEHN County Clerk
By Pauline Mullendorfer

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STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

CP National
on this 7th day of March A.D., 19 90
at 9:53 o'clock A.M. and duly recorded
in Vol. M90 of Mortgages Page 4290

Evelyn Blehn County Clerk

By Pauline Mullendorfer

Fee, \$13.00

Deputy.