

14996

MORTGAGE

Vol. 90 Page 9446

THIS MORTGAGE is made this 28 day of February, 1990, and between Dilbert Kaufman, 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 five hundred ninety five dollars (\$2595.09) 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: 814 Lincoln St.

Legal Description:

EXHIBIT "A"

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 February, 1990. 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, Feb 28, 1995. 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.

Dilbert Kaufman

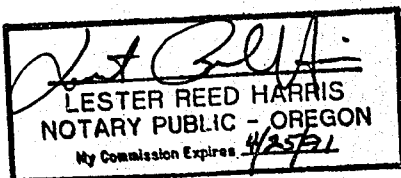
STATE OF OREGON

COUNTY OF Klamath } ss.

On this 28 day of February, 1990, before me, the undersigned notary public, personally appeared Douglas Weir, personally known to me, who was the subscribing witness to the foregoing Mortgage, who being sworn, stated that he/she resides at 3527 Mailaville Klamath Falls Oregon, and that he/she was present and saw Dilbert Kaufman, 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.

Douglas Weir
Subscribing Witness

NOTARY PUBLIC FOR OREGON
My commission expires: _____



Return to: CP National PO Box 310, Klamath Falls, OR 97601
99 MAY 17 AM 11 50

18857

MTC No: 22387-L

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 6, Block 55 NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwestern corner of Lot 6, Block 55 in NICHOLS ADDITION thence Southerly along Westerly line of said Lot 6, 110 feet, thence Easterly and parallel with Washington Street 65 feet to the Easterly line of said Lot 6, thence Northerly along the Easterly line of said Lot 6, 110 feet to Washington Street, thence Westerly and at right angles to Eighth Street 65 feet to the place of beginning, being all of Lot 6 of said Block 55, SAVE AND EXCEPT a strip of land 10 feet off the rear of said lot reserved for an alley.

Account No: 3809 029DC 17700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 5th day
of Oct. A.D., 19 89 at 3:37 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 18857.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullendore

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of CP National the 17th day
of May A.D., 19 90 at 11:50 o'clock A.M., and duly recorded in Vol. M90,
of Mortgages on Page 9446.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullendore