

18439

MORTGAGE

Title Description

Vol. m90 Page 15508

THIS MORTGAGE is made this 13 day of JUNE, 1990, and between Ronald Griffith & Helen Marie Griffith, 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 thousand five hundred and no/100 Dollars (\$2650.00) 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: 4220 BOSTON AVE.

Legal Description:

Beginning at a point at the SE corner of Lot 18 which is marked by a 1' rebar, thence North 00°21'00" West 96.10 feet more or less along the East line of Lot 18 to the NE corner, thence Westerly along the North line of Lot 18 a distance of 100' to a point, thence South 00°21'00" East 95.45 feet more or less to a point on the South line of Lot 18, thence East along the Southerly line of Lot 18 100' to the point of beginning.

Being a portion of Lot 18, Sunrise Park, in the County of Klamath, State of Oregon.

This conveyance is intended as a mortgage to secure the payment of the contract between CP National and Mortgagor dated 13 JUNE, 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, JULY, 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.

Ronald Griffith
Helen Marie Griffith

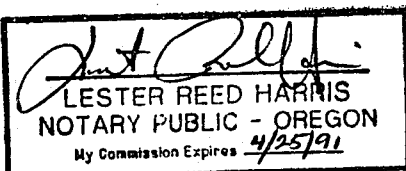
STATE OF OREGON

COUNTY OF Klamath } ss.

On this 16th day of JUNE, 1990, before me, the undersigned notary public, personally appeared RONALD J. KAUSCH, personally known to me, who was the subscribing witness to the foregoing Mortgage, who being sworn, stated that he/she resides at 11630 Hwy 59 Klamath Falls Oregon, and that he/she was present and saw RONALD GRIFFITH & HELEN MARIE GRIFFITH, 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.

Subscribing Witness

NOTARY PUBLIC FOR OREGON
My commission expires: _____



STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

CP National
on this 3rd day of Aug. A.D., 19 90
at 12:26 o'clock P M. and duly recorded
in Vol. M90 of Mortgages Page 15508
Evelyn Biehn County Clerk
By Rauline Mullendore
Deputy.

Fee, \$8.00

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

90 AUG 3 PM 12 20