08-07-95P01:58 RCVD

MORTGAGE VOI MG5 FIEGR (SECURING WEATHERIZATION INSTALLMENT LOAN AGREEMENT)

TO A CONTRACTOR ATTENT TOTAL	MARKET PARTS OF		Mortgagor"), whose address is
5926 CHEYNE AVE KLAI	MATH FALLS OR	9/6U3 THE WASHINGTO	N WATER POWEER COMPANY, a E. 1411 Mission
Washington corporation doing busin Spokane, WA 99202	ness as WP NATURAL GAS	(-Mortgagee), whose address is -	
Spokare, 1111/202	. TWENTY	SIX HUNDRED NINETY	NINE DOLLARS & 22/100
WITNESSETH, that in cons	sideration of 17721111	n, sell and convey unto Mortgage	and its successors and assigns,
(\$		AMATH, State of Ore	gon, described as follows, to-wit:
LT 29 1ST ADD TO MADIS		,	
LI 29 ISI ADD IO MADIS	ONTAIN		
together with all and singular the	buildings, improvements,	fixtures, tenements, hereditame	nts and appurtenances now or
barrens located thorough or hel	longing or in anywise app	ertaining thereunto and all rent	s, issues and profits therefrom,
including without limitation all proc	ceeds of insurance and cond	lemnation awards, TO HAVE AND	TO HOLD unto Mortgagee and its
successors and assigns forever.		11	shove under the Weatherization
Mortgagor is indebted to M Installment Loan Agreement(s) dat	Mortgagee in a principal amo	ount equal to the amount set for the	and this Mortgage shall secure the
Installment Loan Agreement(s) dat payment and performance of all in	ted,	of Mortgagor presently existin	g or hereafter arising under the
Agreement(s) and this Mortgage. The	he date of maturity of the i	ndebtedness secured by this Mort	gage is the date on which the last
scheduled principal payment becom	nes due, to-wit 08/14/0	O	er the Agreement(s) is not made
within 15 days ofter its due date Mi	Inrigagor agrees to pay a \$5	5,00 late charge.	
Mortgagor agrees to nay be	efore delinguency all taxes.	assessments, charges, liens or enc	umbrances upon said premises. If
Mortgagor shall fail to pay any taxes	s, charges, liens, or encumbr	ances as provided above, Mortgag	terest at the rate provided in the
such payment shall become a part of Agreement(s), without waiver of an	of the indeptedness secured by other remedy of Mortgad	tee for failure by Mortgagor to pe	rform its obligations hereunder.
NOW THEREFORE If Mo	ortgagor shall pay all indeb	tedness (including all principal, i	nterest and other amounts) and
all obligations under the	Agreement(s) and this Mor	tgage according to their terms, t	his conveyance snall be volu, but
	as a mortgage to secure suc	ch payment and performance; it b	eing agreed that upon a failure to
marrow porform approach indebtedu	ess or obligation when due,	Mortgagee shall have the option to	declare an indeptedness secured
hereby immediately due and payabl	le, without notice of any kind	d (which notice Mortgagor hereby	hall have the right to become the
foreclosed by Mortgagee at any time purchaser at any foreclosure sale	ne thereafter in the manne	r prescribed by law. Mortgagee 5	easts of Mortgagee to collect the
purchaser at any foreclosure sale indebtedness secured by this Morta	e, whether public or prival	fortgage, including without limita	tion title report and search costs,
statutory costs and disbursements	and reasonable attorney's f	fees whether suit is brought or not	. Any judgment shall bear interest
Statillory costs and disputsements			
tale animum loveful veto			
at the maximum lawful rate.	rtransfer whethervolunta	ry or involuntary, of any part of sa	id premises or any interest therein
at the maximum lawful rate. In the event of any sale or	r transfer, whether voluntar	ry or involuntary, of any part of sa itted by applicable law all indebted	id premises or any interest therein Iness secured hereby shall become
at the maximum lawful rate. In the event of any sale or without Mortgagee's prior written of	r transfer, whether voluntar consent, to the extent permi	ry or involuntary, of any part of sa itted by applicable law all indebted fortgagor (which notice Mortgago	id premises or any interest therein iness secured hereby shall become or hereby waives).
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