## **MORTGAGE**

## (SECURING WEATHERIZATION INSTALLMENT LOAN AGREEMENT)

Washington corporation doing business as WP NATURAL GAS ("Mortgagee"), whose address is	n corporation doing business as WP NATURAL GAS ("Mo Spokane, WA 99202	("Mortgagor"), whose address is 97603° THE WASHINGTON WATER POWEER COMPANY, a
WITNESSETH, that in consideration of THIRTY TWO HUNDRED EIGHT DOLLARS & 72/100 polars (\$ 3208.72	Spokane, WA 99202	976050 THE WASHINGTON WATERPOWEER COMPANT, a
(3 3208.72 ), Mortgagor does hereby grant, bargain, sell and convey unto Mortgagee and its successors and assigns, that certain real property situated in Country of KLAMATH , State of Oregon, described as follows, to wit: LT 15 BLK 2 TRACK 1063 3RD ADD TO VALLEY VIEW  together with all and singular the buildings, improvements, fixtures, tenements, hereditaments and appurtenances now or hereafter located thereupon or belonging or in anywise appertaining thereunto and all rents, issues and profits therefrom including without limitation all proceeds of insurance and condemnation awards, TO HAVE AND TO HOLD unto Mortgagee and assigns forever.  Mortgagor is indebted to Mortgagee in a principal amount egual to the amount set forth above under the Weatherization Installment Loan Agreement(s) dated ULY 14TH , 19 95 (the 'Agreement(s')), and this Mortgage shall secure the payment and performance of all indebtedness and obligations of Mortgagor presently existing or hereafter arising under the Agreement(s) and this Mortgage. The date of maturity of the indebtedness secured by this Mortgage is the date on the Agreement(s) and this Mortgagor agrees to pay a \$5.00 late charge.  Mortgagor shall fail to pay any taxes, charges, liens, or encumbrances as provided above, Mortgagee may at its option do so, and any such payment shall become a part of the indebtedness secured by this Mortgage, and shall bear interest at the reat provided in the Agreement(s), without waiver of any other remedy of Mortgagee for failure by Mortgagor to perform its obligations hereunder. NOW, THEREFORE, if Mortgagor shall pay all indebtedness (including all principal, interest and other amounts) and perform all obligations under the Agreement(s) and this Mortgage, and shall bear interest at the reat provided in the Agreement(s), without waiver of any other remedy of Mortgagee for failure by Mortgagor to perform its obligations hereunder. NOW, THEREFORE, if Mortgagor shall pay all indebtedness (including all principal, interest and other amounts) and pe		•
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together with all and singular the buildings, improvements, fixtures, tenements, hereditaments and appurtenances now or hereafter located thereupon or belonging or in anywise appertaining thereunto and all rents, issues and profits therefrom, including without limitation all processed of insurance and condemnation awards, TO HAVE AND TO HOLD unto Mortgagee and its successors and assigns forever.  Mortgagor is indebted to Mortgagee in a principal amount egual to the amount set forth above under the Weatherization Installment Loan Agreement(s) dated ULY HATH	8 77 ) Mortgagor does hereby grant, hargain, se	ell and convey unto Mortgagee and its successors and assigns,
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hereafter located thereupon or belonging or in anywise appertaining thereunto and all rents, issues and profits therefrom, including without limitation all proceeds of insurance and condemnation awards, TO HAVE AND TO HOLD unto Mortgage and its successors and assigns forever.  Mortgagor is indebted to Mortgage in a principal amount equal to the amount set forth above under the Weatherization Installment Loan Agreement(s) dated ULIV 14TH 1,19 95 (the "Agreement(s")"), and this Mortgage shall secure the payment and performance of all indebtedness and obligations of Mortgagor presently existing or hereafter arising under the Agreement(s) and this Mortgage. The date of maturity of the indebtedness secured by this Mortgage is the date on which the last scheduled principal payment becomes due, town 186/14/00 11 [any payment under the Agreement(s) is not made within 15 days after its due date, Mortgagor agrees to pay before delinquency all taxes, assessments, charges, liens or encumbrances upon said premises. If Mortgagor agrees to pay before delinquency all taxes, assessments, charges, liens or encumbrances upon said premises. If Mortgagor agrees to pay before delinquency all taxes, assessments, charges, liens or encumbrances upon said premises. If Mortgagor agrees to pay before delinquency all taxes, assessments, charges, liens or encumbrances upon said premises. If Mortgagor agrees to pay before the debtedness secured by this Mortgage, and shall bear interest at the rate provided in the Agreement(s), without waiver of any other remedy of Mortgagee for failure by Mortgage, and shall bear interest at the rate provided in the Agreement(s), without waiver of any other remedy of Mortgagee for failure by Mortgage, and shall bear interest at the rate provided in the Agreement(s) without waiver of any other remedy of Mortgage es for failure by Mortgage, and other amounts) and perform all obligations under the Agreement(s) and this Mortgage shall have the option to declare all indebtedness over the remain in full force as a	BLK 2 TRACK 1063 3RD ADD TO VALLET VI	IEVV
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NOW, THEREFORE, if Mortgagor shall pay all indebtedness (including all principal, interest and other amounts) and perform all obligations under the Agreement(s) and this Mortgage according to their terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure such payment and performance; it being agreed that upon a failure to pay or perform any such indebtedness or obligation when due, Mortgagee shall have the option to declare all indebtedness secured hereby immediately due and payable, without notice of any kind (which notice Mortgagor hereby waives), and this Mortgage may be foreclosed by Mortgagee at any time thereafter in the manner prescribed by law, Mortgagee shall have the right to become the purchaser at any foreclosure sale, whether public or private. Mortgagor agrees to pay all costs of Mortgagee to collect the indebtedness secured by this Mortgage and to foreclose this Mortgage, including without limitation title report and search costs, statutory costs and disbursements and reasonable attorney's fees, whether suit is brought or not. Any judgment shall bear interest at the maximum lawful rate.  In the event of any sale or transfer, whether voluntary or involuntary, of any part of said premises or any interest therein without Mortgagee's prior written consent, to the extent permitted by applicable law all indebtedness secured hereby shall become immediately due and payable, without notice of any kind to Mortgagor (which notice Mortgagor hereby waives).  This Mortgage shall bind the heirs, executors, administrators, successors and assigns of Mortgagor and inure to the benefit of Mortgager and its successors and assigns.  IN WITNESS WHEREOF, Mortgagor has executed this Mortgage the day and year first above written.  MORTGAGOR  KLAMATH  OFFICIAL SEAL GUDRIN STROUD  OFFICIAL SEAL GUDRIN STROU	at(s) without waiver of any other remedy of Mortgagee f	for failure by Mortgagor to perform its obligations hereunder.
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hereby immediately due and payable, without notice of any kind (which notice Mortgagor hereby waives), and this Mortgage may be foreclosed by Mortgagee at any time thereafter in the manner prescribed by law. Mortgagee shall have the right to become the purchaser at any foreclosure sale, whether public or private. Mortgage agrees to pay all costs of Mortgagee to collect the indebtedness secured by this Mortgage and to foreclose this Mortgage, including without limitation title report and search costs, statutory costs and disbursements and reasonable attorney's fees, whether suit is brought or not. Any judgment shall bear interest at the maximum lawful rate.  In the event of any sale or transfer, whether voluntary or involuntary, of any part of said premises or any interest therein without Mortgagee's prior written consent, to the extent permitted by applicable law all indebtedness secured hereby shall become immediately due and payable, without notice of any kind to Mortgagor (which notice Mortgagor hereby waives).  This Mortgage shall bind the heirs, executors, administrators, successors and assigns of Mortgagor and inure to the benefit of Mortgagee and its successors and assigns.  IN WITNESS WHEREOF, Mortgagor has executed this Mortgage the day and year first above written.  MORTGAGOR  STATE OF OREGON  ) ss.  County of KLAMATH  This instrument was acknowledged before me on JULY 28,  EVELYN K BATSELL AND LARRY D BATSELL  OFFICIAL SEAL GUDRIN STROUGH  NOTARY PUBLIC CREGON  WHEREOF, OFFICIAL SEAL GUDRIN STROUGH  OUTDARY PUBLIC CREGON  WHEREOF, OFFICIAL SEAL GUDRIN STROUGH  OUTDARY PUBLIC CREGON  WHEREOF CREGON  WHICH STROUGH SEAL GUDRIN STROUGH  NOTARY PUBLIC CREGON	shall remain in full force as a mortgage to secure such p	payment and performance; it being agreed that upon a failure to
foreclosed by Mortgagee at any time thereafter in the manner prescribed by law. Mortgagee shall have the right to become the purchaser at any foreclosure sale, whether public or private. Mortgagor agrees to pay all costs of Mortgagee to collect the indebtedness secured by this Mortgage and to foreclose this Mortgage, including without limitation title report and search costs, statutory costs and disbursements and reasonable attorney's fees, whether suit is brought or not. Any judgment shall bear interest at the maximum lawful rate.  In the event of any sale or transfer, whether voluntary or involuntary, of any part of said premises or any interest therein without Mortgagee's prior written consent, to the extent permitted by applicable law all indebtedness secured hereby shall become immediately due and payable, without notice of any kind to Mortgagor (which notice Mortgagor hereby waives).  This Mortgage shall bind the heirs, executors, administrators, successors and assigns of Mortgagor and inure to the benefit of Mortgagee and its successors and assigns.  IN WITNESS WHEREOF, Mortgagor has executed this Mortgage the day and year first above written.  MORTGAGOR ACKNOWLEDGES RECEIPT  OF A COPY OF THIS MORTGAGE.  MORTGAGOR  STATE OF OREGON  ) ss.  County of KLAMATH  )  This instrument was acknowledged before me on JULY 28,  EVELYN K BATSELL AND LARRY D BATSELL  OFFICIAL SEAL  GUDRUN STROUD  OTHER PUBLIC - OREGON    Value White for Overton	rform any such indebtedness or obligation when due, Mor	rtgagee shall have the option to declare all indebtedness secured
purchaser at any foreclosure sale, whether public or private. Mortgagor agrees to pay all costs of Mortgage to collect the indebtedness secured by this Mortgage and to foreclose this Mortgage, including without limitation title report and search costs, statutory costs and disbursements and reasonable attorney's fees, whether suit is brought or not. Any judgment shall bear interest at the maximum lawful rate.  In the event of any sale or transfer, whether voluntary or involuntary, of any part of said premises or any interest therein without Mortgagee's prior written consent, to the extent permitted by applicable law all indebtedness secured hereby shall become immediately due and payable, without notice of any kind to Mortgagor (which notice Mortgagor hereby waives).  This Mortgage shall bind the heirs, executors, administrators, successors and assigns of Mortgagor and inure to the benefit of Mortgagee and its successors and assigns.  IN WITNESS WHEREOF, Mortgagor has executed this Mortgage the day and year first above written.  MORTGAGOR ACKNOWLEDGES RECEIPT  OF A COPY OF THIS MORTGAGE.  MORTGAGOR  STATE OF OREGON  This instrument was acknowledged before me on JULY 28,  EVELYN K BATSELL AND LARRY D BATSELL  OFFICIAL SEAL  OUDBRUN STROUD  NOTARY PUBLIC - OREGON  When the first of Oregon  OUTBRY PUBLIC - OREGON  When the first of Oregon  NORTGAGOR ACKNOWLEDGES RECEIPT  OTHER FOREGOR ACKNOWLEDGES RECEIPT  OTHER FO	imediately due and payable, without notice of any kind (w	rescribed by law. Mortgagee shall have the right to become the
indebtedness secured by this Mortgage and to foreclose this Mortgage, including without limitation title report and search costs, statutory costs and disbursements and reasonable attorney's fees, whether suit is brought or not. Any judgment shall bear interest at the maximum lawful rate.  In the event of any sale or transfer, whether voluntary or involuntary, of any part of said premises or any interest therein without Mortgage's prior written consent, to the extent permitted by applicable law all indebtedness secured hereby shall become immediately due and payable, without notice of any kind to Mortgagor (which notice Mortgagor hereby waives).  This Mortgage shall bind the heirs, executors, administrators, successors and assigns of Mortgagor and inure to the benefit of Mortgage and its successors and assigns.  IN WITNESS WHEREOF, Mortgagor has executed this Mortgage the day and year first above written.  MORTGAGOR ACKNOWLEDGES RECEIPT  OF A COPY OF THIS MORTGAGE.  MORTGAGOR  STATE OF OREGON  ) ss.  County of KIAMATH  This instrument was acknowledged before me on JULY 28,  EVELYN K RATSELL AND LARRY D BATSELL  OFFICIAL SEAL  GUDRUM STROUD  NOTARY PUBLIC - OREGON  When the first is brought of the property of the content of the property and the content of the content of the property and the content of the property and the content of the content	or at any foreclosure sale, whether public or private. I	Mortgagor agrees to pay all costs of Mortgagee to collect the
statutory costs and disbursements and reasonable attorney's fees, whether suit is brought or not. Any judgment shall bear interest at the maximum lawful rate.  In the event of any sale or transfer, whether voluntary or involuntary, of any part of said premises or any interest therein without Mortgagee's prior written consent, to the extent permitted by applicable law all indebtedness secured hereby shall become immediately due and payable, without notice of any kind to Mortgagor (which notice Mortgagor hereby waives).  This Mortgage shall bind the heirs, executors, administrators, successors and assigns of Mortgagor and inure to the benefit of Mortgagee and its successors and assigns.  IN WITNESS WHEREOF, Mortgagor has executed this Mortgage the day and year first above written.  MORTGAGOR ACKNOWLEDGES RECEIPT  OF A COPY OF THIS MORTGAGE.  MORTGAGOR  STATE OF OREGON  ) ss.  County of KLAMATH  )  This instrument was acknowledged before me on JULY 28,  EVELYN K BATSELL AND LARRY D BATSELL  OFFICIAL SEAL  QUIDNUN STROUD  NOTARY PUBLIC - OREGON  (SEAL)  WHENCH AND LARRY D BATSELL  OFFICIAL SEAL  QUIDNUN STROUD  NOTARY PUBLIC - OREGON	ness secured by this Mortgage and to foreclose this Mort	tgage, including without limitation title report and search costs,
In the event of any sale or transfer, whether voluntary or involuntary, of any part of said premises or any interest therein without Mortgagee's prior written consent, to the extent permitted by applicable law all indebtedness secured hereby shall become immediately due and payable, without notice of any kind to Mortgagor (which notice Mortgagor hereby waives).  This Mortgage shall bind the heirs, executors, administrators, successors and assigns of Mortgagor and inure to the benefit of Mortgagee and its successors and assigns.  IN WITNESS WHEREOF, Mortgagor has executed this Mortgage the day and year first above written.  MORTGAGOR ACKNOWLEDGES RECEIPT OF A COPY OF THIS MORTGAGE.  MORTGAGOR  STATE OF OREGON  ) ss.  County of KLAMATH  This instrument was acknowledged before me on JULY 28,  EVELYN K BATSELL AND LARRY D BATSELL  OFFICIAL SEAL  GUDRUN STROUD  NOTARY PUBLIC - OREGON  NOTARY PUBLIC - OREGON  NOTARY PUBLIC - OREGON  NOTARY PUBLIC - OREGON	costs and disbursements and reasonable attorney's fees,	, whether suit is brought or not. Any judgment shall bear interest
without Mortgagee's prior written consent, to the extent permitted by applicable law all indebtedness secured hereby shall become immediately due and payable, without notice of any kind to Mortgagor (which notice Mortgagor hereby waives).  This Mortgage shall bind the heirs, executors, administrators, successors and assigns of Mortgagor and inure to the benefit of Mortgagee and its successors and assigns.  IN WITNESS WHEREOF, Mortgagor has executed this Mortgage the day and year first above written.  MORTGAGOR ACKNOWLEDGES RECEIPT  OF A COPY OF THIS MORTGAGE.  STATE OF OREGON  ) ss.  County of KIAMATH  This instrument was acknowledged before me on JULY 28,  EVELYN K BATSELL AND LARRY D BATSELL  OFFICIAL SEAL  GUDRUN STRUID  NOTARY PUBLIC OREGON  NOTARY PUBLIC OREGON  NOTARY PUBLIC OREGON	aximum lawful rate.	
immediately due and payable, without notice of any kind to Mortgagor (which notice Mortgagor hereby waives).  This Mortgage shall bind the heirs, executors, administrators, successors and assigns of Mortgagor and inure to the benefit of Mortgagee and its successors and assigns.  IN WITNESS WHEREOF, Mortgagor has executed this Mortgage the day and year first above written.  MORTGAGOR ACKNOWLEDGES RECEIPT OF A COPY OF THIS MORTGAGE.  STATE OF OREGON  ) ss.  County of KLAMATH  This instrument was acknowledged before me on JULY 28, EVELYN K BATSELL AND LARRY D BATSELL  GUDRUN STROUD  NOTARY PUBLIC - OREGON  When the Mortgagor (which notice Mortgagor	In the event of any sale or transfer, whether voluntary or	d by applicable law all indebtedness secured hereby shall become
This Mortgage shall bind the heirs, executors, administrators, successors and assigns of Mortgagor and inure to the benefit of Mortgagee and its successors and assigns.  IN WITNESS WHEREOF, Mortgagor has executed this Mortgage the day and year first above written.  MORTGAGOR ACKNOWLEDGES RECEIPT MORTGAGOR OF A COPY OF THIS MORTGAGE.  STATE OF OREGON  ) ss.  County of KLAMATH  This instrument was acknowledged before me on JULY 28,  EVELYN K BATSELL AND LARRY D BATSELL  OFFICIAL SEAL  GUDRUN STROUD  NOTARY PUBLIC - OREGON    Value   Value	tely due and payable, without notice of any kind to Mort	tgagor (which notice Mortgagor hereby waives).
benefit of Mortgagee and its successors and assigns.  IN WITNESS WHEREOF, Mortgagor has executed this Mortgage the day and year first above written.  MORTGAGOR ACKNOWLEDGES RECEIPT OF A COPY OF THIS MORTGAGE.  STATE OF OREGON ) ss.  County of KLAMATH )  This instrument was acknowledged before me on JULY 28.  EVELYN K BATSELL AND LARRY D BATSELL  OFFICIAL SEAL.  GUDRUN STROUD NOTARY PUBLIC - OREGON  NOTARY PUBLIC - OREGON	This Mortgage shall bind the heirs, executors, adminis	strators, successors and assigns of Mortgagor and inure to the
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STATE OF OREGON  ) ss.  County of KLAMATH  )  This instrument was acknowledged before me on JULY 28,  EVELYN K BATSELL AND LARRY D BATSELL  OFFICIAL SEAL  GUDRUN STROUD  NOTARY PUBLIC - OREGON  NOTARY PUBLIC - OREGON		Energy N. Daw
Ounty of KLAMATH  This instrument was acknowledged before me on JULY 28,  EVELYN K BATSELL AND LARRY D BATSELL  OFFICIAL SEAL  GUDRUN STROUD  NOTARY PUBLIC - OREGON  NOTARY PUBLIC - OREGON		
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This instrument was acknowledged before me on JULY 28,  EVELYN K BATSELL AND LARRY D BATSELL  OFFICIAL SEAL  GUDRUN STROUD  NOTARY PUBLIC - OREGON		Kany & Wetallo
This instrument was acknowledged before the on  EVELYN K BATSELL AND LARRY D BATSELL  OFFICIAL SEAL  QUDRUN STROUD  NOTARY PUBLIC - OREGON  NOTARY PUBLIC - OREGON	) ss.	Kany & Wetall
(SEAL)  OFFICIAL SEAL  QUIDRUN STROUD  NOTARY PUBLIC - OREGON  NOTARY PUBLIC - OREGON	) ss. of <b>KLAMATH</b> )	
(SEAL)  GUDRUN STROUD  NOTARY PUBLIC - OREGON  NOTARY PUBLIC - OREGON	) ss.  of <b>KLAMATH</b> This instrument was acknowledged before me on <b>JU</b>	ILY 28, 19 95 by
(SEAL) NOTARY PUBLIC - OREGON (Marine Marine Marine)	) ss.  of KLAMATH )  This instrument was acknowledged before me on JUI  EVELYN K BATSELL AND LARRY D BATSE	ILY 28, 19 95 by
1 Vision Constitution of the Country from the Constitution of the	) ss.  ofKLAMATH	ILY 28, 19 95 by
MY COMMISSION EXPIRES FEB. 05, 15% My commission expires:	) ss.  This instrument was acknowledged before me on JUI  EVELYN K BATSELL AND LARRY D BATSE  OFFICIAL SEAL  GUDRUN STROUD  NOTARY PUBLIC - OREGON	LLY 28, 19 95 by
TE OF OREGON: COUNTY OF KLAMATH: ss.	) ss.  ofKLAMATH	Notary Public for Oregon FEBRUARY 5, 1996
for record at request of thethe	) ss.  ofKLAMATH	Notary Public for Oregon FEBRUARY 5, 1996
Aug A.D., 19 95 at 2:07 o'clock P M., and duly recorded in Vol.	) ss. of KLAMATH )  This instrument was acknowledged before me on JUU EVELYN K BATSELL AND LARRY D BATSE!  OFFICIAL SEAL GUDRUN STROUD NOTARY PUBLIC - OREGON COMMISSION NO.013008 MY COMMISSION EXPIRES FEB. 05, 1590 REGON: COUNTY OF KLAMATH: ss.	Notary Public for Oregon My confinission expires:  the  24th
of Moregages on Page	OFFICIAL SEAL OUDRUN STROUD NOTARY PUBLIC - OREGON COMMISSION ROUTH NO.013008 MY COMMISSION EXPIRES FEB. 05. 1598 REGON: COUNTY OF KLAMATH: ss.	Notary Public for Oregon My commission expires:  THE PRIVARY 5, 1996  THE 24th  The 195  The 195
n X - 14. 1710. Eq.	OFFICIAL SEAL OUDRUN STROUD NOTARY PUBLIC - OREGON COMMISSION ROUTH NO.013008 MY COMMISSION EXPIRES FEB. 05. 1598 REGON: COUNTY OF KLAMATH: ss.	Notary Public for Oregon My commission expires:  the  24th  o'clock P  on Page 22848
\$\\$10.00	This instrument was acknowledged before me on JULIEVELYN K BATSELL AND LARRY D BATSEL OUDRUN STROUD NOTARY PUBLIC - OREGON COMMISSION NO.013008 MY COMMISSION EXPIRES FEB. 05, 1598 REGON: COUNTY OF KLAMATH: ss.  d at request of A.D., 19 95 at 2:07  of Mortgages	Notary Public for Oregon My commission expires:  THE PRIVARY 5, 1996  THE 24th  The 195  The 195