WPNG35 (9-91)

MORTGAGE

(SECURING WEATHERIZATION INSTALLMENT LOAN AGREEMENT)

MELINI	TGAGE is made this21STday ofAUGUST, 1995 , byKEITH R. &c
6031 LOGAN D	(
	ation doing business as WP NATURAL GAS ("Mortgagee"), whose address isE. 1411 Mission WA 99202
-	
	ETH, that in consideration of <u>NINETEEN HUNDRED NINETY TWO DOLLARS & 81</u>
(\$ <u>1992.81</u>), Mortgagor does hereby grant, bargain, sell and convey unto Mortgagee and its successors and assigns
that certain real pr	operty situated in County of KLAMATH , State of Oregon, described as follows, to-wit
COUNTRY G	ARDENS BLK 2 LT 3
	nd singular the buildings, improvements, fixtures, tenements, hereditaments and appurtenances now o
	hereupon or belonging or in anywise appertaining thereunto and all rents, issues and profits therefrom
	mitation all proceeds of insurance and condemnation awards, TO HAVE AND TO HOLD unto Mortgagee and it
successors and assi	
	r is indebted to Mortgagee in a principal amount equal to the amount set forth above under the Weatherization
Installment Loan A	greement(s) dated AUGUST 21ST , 19 95 (the "Agreement(s)"), and this Mortgage shall secure the
	ormance of all indebtedness and obligations of Mortgagor presently existing or hereafter arising under the
	this Mortgage. The date of maturity of the indebtedness secured by this Mortgage is the date on which the las
• • • • • • • • • • • • • • • • • • • •	payment becomes due, to-wit. 09/21/05 . If any payment under the Agreement(s) is not made
• •	r its due date, Mortgagor agrees to pay a \$5.00 late charge.
	r agrees to pay before delinquency all taxes, assessments, charges, liens or encumbrances upon said premises. I
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 shal	become a part of the indebtedness secured by this Mortgage, and shall bear interest at the rate provided in th
Agreement(s), with	out waiver of any other remedy of Mortgagee for failure by Mortgagor to perform its obligations hereunder.
•	EREFORE, if Mortgagor shall pay all indebtedness (including all principal, interest and other amounts) and
perform all obligat	ions under the Agreement(s) and this Mortgage according to their terms, this conveyance shall be void, bu
otherwise shall ren	ain in full force as a mortgage to secure such payment and performance; it being agreed that upon a failure t
pay or perform any	such indebtedness or obligation when due, Mortgagee shall have the option to declare all indebtedness secure
	due and payable, without notice of any kind (which notice Mortgagor hereby waives), and this Mortgage may b
foreclosed by Mort	gagee at any time thereafter in the manner prescribed by law. Mortgagee shall have the right to become th
~	foreclosure sale, whether public or private. Mortgagor agrees to pay all costs of Mortgagee to collect th
indebtedness secui	red by this Mortgage and to foreclose this Mortgage, including without limitation title report and search cost
	disbursements and reasonable attorney's fees, whether suit is brought or not. Any judgment shall bear interes
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