## MORTGAGE

51. 11070 THE MORTGAGOR

JUNE HARRIS, a single woman

MORTCAGE

COLUMBIA GORGE BANK

a corporation, hereinafter called the mortgages, to secure payment of THIRIEEN THOUSAND ONE HUNDRED

SEVENTY FIVE AND NO/100 -----

DOLLARS (\$13,175.00

in legal money of the United States of America, together with interest thereon according to the terms and conditions of one or more promissory notes now or because the payment of such additional money as may be loaned hereafter by the coortigages to the mortgages for the purpose of repairing, renovinting, altering, additional to or improving the mortgaged property, or any part thereof, or for any other purpose whatsoever, the following described real property, and all interest or estate therein that the mortgages may hereafter acquire, together with the income, muts and profits therefrom, situated in the County of Skamania , State of Washington, to-wit:

That portion of the southeast quarter of section 25, Township 3 North, Range 7 EWM. follows: BEGINNING at a point 40 chains north and 20 chains west of the south east corner of the said section 25; thence west 5 chains; thence south 20 chains; thence east 5 chains thence north 5 chains; thence east 2 chains; thence north 4 chains, thence west 2 chains; thence north 11 chains to the point of the beginning EXCEPT that portion therof lying southerly of the center line of the county road known and designated as the Baker Road. AND EXCEPT that portion thereof described as follows: BEGINNING at a point 40 chains north and 20 chains west of the southeast corner of said cestion 25; thence west 5 chains; thence south 465 feet to the initial point of the treat bereiv described; thence east 208 feet; thence south initail point of the tract hereby described; thence east 208 feet; thence south 208 feet; thence west 208 feet; ; thence north 208 feet to the initial point .

together with the appurtenances, fixtures, attachments, tenements and hereditaments belonging or appertaining thereto, including all tries and shrubs, all awnings, screens, mantels, linoleum, refrigeration and other house service ecuipment, venetian blinds, window shades and all plumbing, lighting, heating (including oil butner), cooling, ventilating, elevating and watering apparatus and all fixtueus now or hereafter belonging to or used in connection with the property, all of which shall be construed as part of the realty.

The mortgager covenants and agrees with the mortgagee as follows: that he is lawfully seized of the property in fee simple and has good right to mortgage and convey it; that the property is free from all liens and incumbrances of every kind; that he will be property free from any incumbrances prior to this mortgage; that he will pay all taxes and assessments levied or imposed on the property and/or on this mortgage; that he will not permit waste of the property; that he will keep all buildings now or hereafter placed on the property in good order and repair and unceasingly insured against loss or damage by fire to the extent of the full insurable value thereof in a company acceptable and approved by the mortgagee and for the mortgagee's henefit, and will deliver to the mortgagee the policies, and renewals thereof at least five days before expiration of the old policies.

The mortgagur agrees that if the mortgage indebtedness is evidenced by more than one note, the mortgages may credit payments recreived by it upon any of said notes, or part of any payment on one note and part on another, as the mortgages may elect. The mortgages reserves the right to refuse payments in excess or those specified in the note agreement or payment of the debt in whole, unless otherwise provided in the note or potes given with this mortgage.

The mortgager shall not move or after any of the structures on the mortgaged premises without consent of the mortgager, all improvements placed thereon shall become a part of the real property mortgaged herein.

Should the mortgager default in any of the foregoing cover into or agreements, then the mortgager may perform the same and may pay any part or all of principal and interest of any prior incumbrances or of insurance premiums or other charges secured hereby, and any amounts to paid, with interest thereon at the highest legal into from date of payment shall be repayable by the mortgager on demand, and shall also be secured by this mortgage without walver or any right or other remedy arising from breach of any of the civenants hereof. The mortgager shall be the sole judge of the residity of any tax, assessment or lien asserted against the property, and payment thereof by the mortgager shall establish the right to recover the amount so paid with interest.

Time is of the essence hereof, and if default be made in the payment of any of the sums hereby secured or in the performance of any of the covenants or agreements herein contained, then in any such case the remainder of unpaid principal, with accrued interest and all other indebtedness hereby secured, shall at the election of the mortgages become immediately due without notice, and this mortgage shall be foreclosed.

In any action to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or any suit which

In any action to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or any sont which the mortgaged may be utilized to defend to protect the uninipalted priority of the dien hereof, the mortgager agrees to pay a reasonable sum at attorney's fee and all costs and expenses in connection with such suit, and also reasonable cost of searching records, title company costs, which sums shall be secured hereby and included in any decree of foreclasure.

Upon bringing action to foreclose this mortgage or at any time which such proceeding is pending, the mortgager, without notice, may apply for and secure the appointment of a receiver for the mortgaged property or any part thereof, and the income, rents and profits therefrom. The mortgager hereby consents that in any action brought to foreclose this mortgage, a deficiency judgment may be taken for any balance of debt remaining after the application of the proceeds of the mortgaged property.

Mortgagors shall not assign this contract in whole or in part without first obtaining written consent of the mortgages thereby.

written consent of the mortgagees, therein. day of ay of June

\* Williams Afformation Stevenson

(SEAL)

(SEAL)

STATE OF WASHINGTON, CHUNTY OF

I, the undersigned, a notary

the state of Washington, hereby ce tify that on this 12

1978

Skamania

ersonally Soprared before me

June Harris, asingle woman

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that signed and scaled the same as hear free and voluntary act and deed, for the uses and purposes therein mentioned. hear

CIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year hist above written.

Notary Public in and for the State of Wishington, residing at

1984 PIGHTEN INC., TACONA

## **MORTGAGE**

SK 11070 THE MORTCAGOR

JUNE HARRIS, a single woman

MORTCAGE.

COLUMBIA GORGE BANK

a corporation, hereinal, a called the mortgages, to secure payment of THIRTEEN THOUSAND ONE HUNDRED

SEVENIY FIVE AND NO/100 ----

DOLLARS (\$13,175.00 )

in legal money of the United States of America, together with interest thereon according to the terms and conditions of one or more promissory notes now or hereafter executed by the mortgagor and to secure the payment of such additional money as may be loaned hereafter by the mortgagee to the mortgagor for the surpose of repairing, renovating, altering, adding to or improving the mortgaged property, or any part thereof, or for any other purpose whatsoever, the following described real property, and all interest or estate therein that the mortgagor may hereafter acquire, together with the income, rents and profits therefrom, situated in the County of Skamania , State of Washington, to-wit;

That portion of the southeast quarter of section 25, Township 3 North, Range 7 EM. as follows: BEGINNING at a point 40 chains north and 20 chains west of the south east corner of the said section 25; thence west 5 chains; thence south 20 chains; thence east 5 chains thence north 5 chains; thence east 2 chains; thence north 4 chains, thence west 2 chains; thence north 11 chains to the point of the beginning EXCEPT that portion therof lying southerly of the center line of the county road known and designated as the Baker Road. AND EXCEPT that portion thereof described as follows: PEGINNING at a point 40 chains north and 20 chains west of the southeast corner of said cestion 25; thence west 5 chains; thence south 465 feet to the initail point of the tract hereby described; thence east 208 feet; thence south 208 feet; thence west 208 feet; ; thence north 208 feet to the initial point .

together with the appurtenances, fixtures, attachments, tenements, and hereditaments belonging or appertaining there(o, including all trees and shrubs, all awnings, screens, mantels, lindeum, refrigoration and other house screens eventually tenedian blinds, sundow shades and all plumbing, lighting, heating (including oil burnes), cooling, ventilations, elevating and watering apparatus and all fixtures now or hereafter belonging to or used in connection with the property, all of which shall be construed at part of the realty. The mortgagor covenants and agrees with the mortgager as follows: that he is lawfully selzed of the property in fee simple.

The mortgagor covenants and agrees with the mortgages as follows that he is lawfully select of the property in fee simple and has good aight to mortgage and convey it, that the property is free from all lieus and incumbrances of every kind, that he will have not been property free from any incumbrances prior to his mortgage, that he will have all taxes and assessments levied to imposed on the property and/or on this mortgage or the debt thereby secured, at least ten days before delunquency, and will immediately deliver proper receipts therefor so the mortgages, that he will not permit waste of the property, that he will keep all buildings now interaster placed on the property in good order and report and uncessingly insured against loss or damage by fire by the extent of the full insurable value thereof in a company acceptable and approved by the mortgages and for the mortgages's benefit, and will deliver to the mortgages the policies, and renewals thereof at least five days before expiration of the old policies.

The mortgager agrees that if the mortgage indebtedness is evidenced by more than one note, the mortgager may stredit payments received by it upon any of said notes, or part of any payment or one note and part of another, as the mortgager may elect. The mortgager reserves the right to refuse payments in excess of those specified in the note agreement or payment of the dabt in while, unless otherwise provided in the note a notes given with this mortgage.

The mortgager shall not move or alter any of the structures on the mortgaged premises without consent of the mortgager, all improvements placed thereon shall become a part of the real property mortgaged herein.

Should the mortgager default in any of the foregoing covenants or agreements, then the dientgager in y perform the same and may pay any part or all of principal and interest of any prior incumbrances or of insurance premions or other charges secured bereby, and any amounts to part, with interest thereon at the highest legal rate from date of payment shall be repayable by the mortgager on demand, and shall also be accured by this mortgage without waiter or any right or other remedy arising from breach of any of the covenant hereof. The mortgager shall be the sole judge of the validity of any tax, assessment or lien asserted against the property, and payment thereof by the mortgage shall establish the right to recover the amount so paid with interest.

Time to of the experiment and didutalls he made to the manual of the same breach accurate or in the performance.

Time is of the exerce bereof, and if default be made in the payment of any of the sums hereby occured or in the performance of any of the covenance or agreements herein contained, then in any such case the remainder of unpart practical, with accrued interest and all other indebtedness hereby secured, shall at the election of the mortgagee become immediately due without notice. and this mortgage shall be foreclosed.

In any action to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or any suit which the mortgage may be obliged to defend to protect the unimpaired priority of the lieu hereof, the mortgager agrees to pay a reasonable sum at attorney's fee and all costs and expenses in connection with such suit, and also reasonable cost of searching re-ords, title company, costs, which sums shall be secured hereby and included in any decree of forelosure.

Upon bringing action to forecline this mortgage or at any time which such proceeding is pending, the mortgager, without potter, may apply for and secure the appointment of a receiver for the mortgaged property or any part thereof, and the may meet and profits thereform. The mortgager hereby consents that in any action brought to foreclose this mortgage, a deficiency judgment may be taken for any balance of debt re saining after the application of the proceeds of the mortgaged property. Mortgagors shall not assign this contract in whole or in part without first obtaining written consent of the mortgagees, therefore, they of June 1978

Stevenson

Stevenson

(SEAL) SEAL

STATE OF WASHINGTON

County or Skamania

of Washington, hereby certify that on this 12 I, the undersigned, a notary and

day of

1978 June

personally adjusted before me

Jume Harris, asingle woman

So me known to be the individual described in and who executed the foregoing instrument, and acknowledged that signed and select the same as here free and voluntary act and deed, for the user and purposes therein mentione free and voluntary act and deed, for the uses and purposes therein mentioned, ber

CIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year last above written.

Notary Public in and for the State of Washington, residing at

PONN BH MOTA PIGHEN INC. TACONA