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BOOK 58 PAGE 734

REAL PROPERTY MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That MICHAEL L. KNOBEL and SUSAN KNOBEL, husband and wife, hereinafter referred to as "Mortgagor" does by this instrument mortgage unto ARNOLD OIL, INC., hereinafter referred to as "Mortgagee", the following described real property situated in SKAMANIA County, State of Washington, to-wit:

Lot Four (4) of the MIKE KNOBEL Short Plat, being a portion of the Southwest quarter of the Southwest quarter of Section 10, Range 3 North, Township 10 East of the Willamette Meridian, in Skamania County, Washington, according to the duly recorded plat thereof, records of said county.



This property is not used principally for farming or agricultural purposes.

This mortgage is given to secure the performance of the covenants herein contained and the payment of the sum of SEVEN THOUSAND FIVE HUNDRED FIFTY AND NO/100 DOLLARS (\$7,550.00), plus interest, according to the terms of one certain promissory note executed by Mortgagor to Mortgagee bearing even date herewith, and secures any extensions or renewals of the same.

The Mortgagor covenants as follows: That Mortgagor is the owner of the property above described and has the lawful right to mortgage the same as herein provided; that the aforesaid property is now free of liens or encumbrances of every kind and nature, except as may be noted above; that Mortgagor will seasonably pay all taxes or municipal or governmental assessments of every kind and nature levied on the property during the term of this mortgage; that Mortgagor will permit no waste of the property and will at all times keep and maintain the property and any buildings or other improvements thereon in a clean and sanitary condition and in a good state of repair and maintenance; that Mortgagor will at his sole expense keep all insurable buildings on the property continually insured against fire and extended coverage to the full insurable value of the same, with proceeds of such insurance payable to the parties in interest, and which policies of

