

REAL PROPERTY MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That GARY M. MONAGHAN, an unmarried man, herein after referred to as "Mortgagor", does by this instrument mortgage unto SHARON L. MONAGHAN, an unmarried woman, herein after referred to as "Mortgagee", the following described real property situated in Skamania County, State of Washington, to-wit:

That tract of land located in the West half of the Southeast quarter of the Northwest quarter (West 1/2 Southeast 1/4 Northwest 1/4) of Section 21, Township 3 North, Range 8 E.W.M., described as follows:

BEGINNING at a point 420 feet North and 550 feet East of the Southwest corner of the Southeast quarter of the Northwest quarter of the said Section 21, thence North 100 feet; thence East 124 feet more or less to the East line of the West 1/2 of the Southeast quarter of the Northwest quarter of the said Section 21; thence South 100 feet along said line to the North line of Evergreen Street as shown on the plat of Evergreen acres on file and of record in the office of the Auditor of Skamania County, thence West along the North line of said street to the point of beginning.

SUBJECT TO mortgage encumbering said property to Farm Home Administration.

This mortgage is given to secure the performance of the covenants herein contained and the payment of the sum of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$17,500.00), 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.

Mortgagor covenants as follows: That Mortgagor is the owner of the property above described and has the lawful right to mortgage the same as provided herein; that said property is free of liens or encumbrances of every kind and nature, except as noted above; that Mortgagor will seasonably pay all taxes and municipal or other governmental assessments of every kind and nature levied on the property during the term of this mortgage; that Mortgagor will seasonably pay and perform the terms of the aforesaid prior security now encumbering the property according to the terms of the same; 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 Mortgagor covenants in all things concerning the premises herein mortgaged to manage and protect the same so as to preserve and protect rather than to diminish the Mortgagee's security interest therein. In event Mortgagor shall fail to pay the several sums above mentioned, including the promissory note secured hereby and/or the payment of the aforesaid prior security interest, or if Mortgagor shall otherwise fail or neglect to perform the terms of this mortgage, then Mortgagee is privileged, at the election of Mortgagee, to make any such payments or otherwise perform said covenants, and any sums so paid or incurred by Mortgagee thereby shall be forthwith repayable by Mortgagor on demand, and any such advances shall likewise be secured by the lien of this mortgage.

Time is of the essence of this mortgage. If Mortgagor shall default in the payment of the sums secured hereby, or shall fail or neglect to perform the several terms and conditions of this mortgage, then all sums secured hereby shall become immediately due and payable.

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at the option of Mortgagee, and the Mortgagee, at his election, may proceed to foreclose this mortgage as provided by law. In event of any such foreclosure action, or in event Mortgagee shall become obligated to institute or defend any suit or action to protect the priority and lien of this mortgage, or to preserve the mortgaged premises, then Mortgagor covenants to pay such sum as the court shall adjudge reasonable as attorney fees in said suit, together with the costs of any such action and the necessary expense of searching public records concerning the mortgaged premises.

ADDITIONAL COVENANTS: NONE

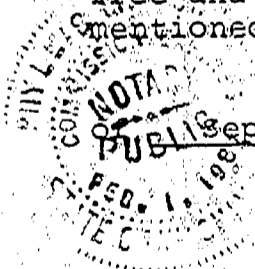
IN WITNESS WHEREOF, the Mortgagor has executed this instrument this 26 day of September, 19 83.

Gary M. Monaghan
GARY M. MONAGHAN

M O R T G A G O R

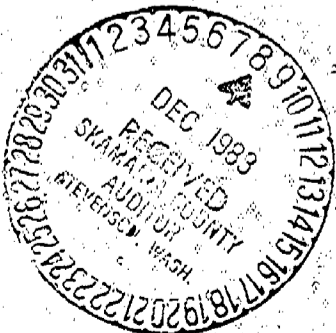
STATE OF WASHINGTON)
) ss.
County of Clark)

On this day personally appeared before me GARY M. MONAGHAN, an unmarried man, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.



GIVEN under my hand and official seal this 26 day of September, 19 83.

Phyllis M. Burrows
Notary Public in and for the State
of Washington
Residing at Washougal



JEFFERSON D. MILLER
ATTORNEY AT LAW
335 N. E. 5TH AVE.
CAMAS, WASHINGTON 98607
AREA CODE 206-TELEPHONE 934-3502

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No. N/A
TRANSACTION EXCISE TAX
DEC 8 1983
Amount Paid N/A
By Skamania County Treasurer