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REAL PROPERTY MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That ROGER M. CHRISTAL and LORI J. CHRISTAL, husband and wife, and CAROLE A. CHRISTAL an unmarried woman, hereinafter referred to as "Mortgagor", does by this instrument mortgage to EDWIN C. DEXTER and RUTH E. DEXTER, husband and wife, hereinafter referred to as "Mortgagee", the following described real property situated in Skamania County, State of Washington, to-wit:

A tract of land located in the Northwest Quarter of the Southwest Quarter of Section 26, Township 2 North, Range 5 East of the Willamette Meridian, described as follows:
BEGINNING at a point on the West line of said Section 26 South 992.6 feet from the Quarter corner common to Sections 26 and 27 said point being the initial point of the tract hereby described; thence Northeasterly to a point South 67°53' East 77.2 feet from a point on the West line of said Section 26, South 792.6 feet from the aforesaid Quarter corner; thence Northeasterly to a point South 67°53' East 83 feet, more or less, from a point on the West line of said Section 26, South 692.6 feet from the aforesaid Quarter corner; thence South 67°53' East 300 feet to a point on the meander line of the Washougal River; thence Southerly along the meander line of the Washougal River to a point South 67°53' East 307.5 feet from a point on the West line of said Section 26, South 992.6 feet from the aforesaid Quarter corner, said point being the Northeasterly corner of a tract of land conveyed to Millard E. Christal, et ux, by deed recorded at page 328 of Book 35 of Deeds, records of Skamania County, Washington; thence North 67°53' West 307.5 feet to intersection with the West line of the said Section 26 to the initial point.

SUBJECT TO AND TOGETHER WITH easements as now appearing of record regarding the aforesaid property.

This mortgage is given to secure the performance of the covenants herein contained and the payment of the sum of FORTY FOUR THOUSAND AND NO/100 DOLLARS ($44,000.00), 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 that he is lawfully seized of the property above described in fee simple, and that Mortgagor has the lawful right to mortgage the same as herein provided; that the real property herein descrived is free of all liens or encumbrances except as may be described above; that Mortgagor will seasonably pay all taxes and municipal or other governmental assessments of every kind and nature hereafter levied on the property during the term of this mortgage; that Mortgagor will use or occupy the property in a lawful manner, will permit or suffer no waste of the same, and will maintain the property and its improvements, if any, in a good state of repair, and Mortgagor covenants in all things concerning the mortgaged premises to manage and protect the same so as to preserve rather than to diminish the Mortgagee's security interest therein. In event Mortgagor shall fail to seasonably pay the several sums hereinabove mentioned, or shall otherwise fail or neglect to perform the covenants of this mortgage, then Mortgagee may, at his election, pay any such sums or otherwise perform said covenants,

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and any sums so paid or incurred by Mortgagee thereby shall be forthwith repayable by Mortgagor on demand, and any such sums 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 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: The Mortgagors certify that the above described property is not used for agricultural or farming purposes.

IN WITNESS WHEREOF, the Mortgagor has executed this instrument this 26th day of ~~October~~ NOVEMBER, 1984.

Roger M. Christal
Roger M. Christal

Lori J. Christal
Lori J. Christal

Carole A. Christal
Carole A. Christal

STATE OF OREGON )
) ss.
County of Multnomah )

On this day personally appeared before me ROGER M. CHRISTAL, LORI J. CHRISTAL ~~and CAROLE A. CHRISTAL~~ to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26th day of ~~October~~, 1984. NOVEMBER

[signature]
Notary Public in and for the State of Oregon, residing at TIGARD OREGON
My commission expires: 5-28-88

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State of Oregon )
) ss.
County of Multnomah )

On this day personally appeared before me CAROLE A. CHRISTAL to me known to be the individual described in and who executed the within the foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day of October 1984.

Cheryl A. Laird
Notary Public in and for the State of Oregon, residing at Multnomah Co.
My commission expires 6-11-88