

REAL PROPERTY MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That ANN KRISTIN BUMP and JERRY F. BUMP, husband and wife, herein- after referred to as "Mortgagor", does by this instrument mortgage unto GALE ERICKSON and JUDIE ERICKSON, husband and wife, herein- after referred to as "Mortgagee", the following described real prop- erty situated in Skamania County, State of Washington, to-wit:

A tract of land located in the Northeast quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, described as follows: Lot One (1) of S.A.F.E. Short Plat No. 3 recorded June 10, 1981, in Book 2 of Short Plats at page 217 under Auditor's File No. 92582, records of Skamania County, Washington.

SUBJECT TO easements and reservations of record, and SUBJECT ALSO TO the marital settlement lien in the amount of \$4,000.00, as provided in the Decree of Dissolution of Marriage entered in Cause No. 84-3 01012 3 of the Superior Court of the State of Washington for Clark County.

This mortgage is given to secure the performance of the cove- nants herein contained and the payment of the sum of TWENTY THOUSAND NO/100 DOLLARS (\$20,000.00), plus interest, accord- ing 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 govern- mental 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 main- tain the property and any buildings or other improvements thereon in a clean and sanitary condition and in a good state of repair and main- tenance; 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 cove- nants 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 12<sup>th</sup> day of March, ~~1987~~ 1986

Jerry F. Bump  
Jerry F. Bump

Ann Kristin Bump  
Ann Kristin Bump

MORTGAGOR

STATE OF WASHINGTON )  
County of Clark ) ss.

On this day personally appeared before me Jerry F. Bump and Ann Kristin Bump 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 12<sup>th</sup> day of March, ~~1987~~ 1986

NOTARY  
PUBLIC

Jefferson D. Miller  
Notary Public in and for the State  
of Washington  
Residing at Camas

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY JEFFERSON D. MILLER

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ed. Davis, Dep.

AUDITOR  
GARY M. OLSON

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