

102014

BOOK 102 PAGE 968

REAL ESTATE MORTGAGE

THE MORTGAGORS Biba Hot Springs Inc., and Biba Hot Springs Development Company - a limited partnership

mortgage to Montgomery, Le Chevallier & Englund, P.C.

to secure the payment of THIRTY THOUSAND SEVEN HUNDRED NINETY-EIGHT DOLLARS AND 93/100 Dollars (\$30,798.93),

together with interest thereon at the rate of twelve (12%) per cent, per annum from date until paid, according to the terms and conditions of that certain promissory note dated September 18, 1986 made by Biba Hot Springs Development Company and payable on demand, 19 ,

to the order of Montgomery, Le Chevallier & Englund, P.C.

the following described real estate:

PARCEL I THAT PORTION OF THE B. B. BISHOP D.L.C. IN SECTIONS 16, 17 AND 20, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SAID SECTION 16, WITH THE NORTHERLY LINE OF THE COUNTY ROAD KNOWN AS THE MOFFETTS-CARPENTER ROAD; THENCE FOLLOWING THE NORTHERLY LINE OF SAID ROAD IN A NORTHERLY AND EASTERLY DIRECTION TO INTERSECTION WITH THE WESTERLY LINE OF THE 300 FOOT STRIP OF LAND ACQUIRED BY THE UNITED STATES OF AMERICA FOR THE BONNEVILLE POWER ADMINISTRATION'S ELECTRIC POWER TRANSMISSION LINES; (BOOK 27 PAGE 315); THENCE FOLLOWING THE WESTERLY LINE OF SAID 300 FOOT STRIP OF LAND TO INTERSECTION WITH THE NORTH LINE OF SAID BISHOP *****

** Continued on reverse**

situated in Skamania County, State of Washington, together with all tenements and appurtenances thereto.

THE MORTGAGORS agree

In case of failure to perform any of the foregoing covenants, or if default is made in the payment of said note or the interest accruing thereon, or any part thereof, when the same shall become due, then this mortgage may be at once foreclosed for the entire principal sum, accrued interest and costs, and in such foreclosure suit there shall be included in the judgment a reasonable sum as attorney's fees, together with all sums paid by the mortgagee or assigns on account of taxes, liens, assessments, title insurance charges, interest, and fire insurance, with interest hereon at twelve (12%) per cent per annum from date of payment.

Dated at Portland, Oregon, this 18th day of September, 1986.

Biba Hot Springs Development Company
BY: Vadim Krijanovsky
Vadim Krijanovsky, general partner

Biba Hot Springs, Inc.
BY: Vadim Krijanovsky by Robert LeChevallier
Vadim Krijanovsky, president owner

D.L.C.; THENCE WEST ALONG THE NORTH LINE OF SAID BISHOP D.L.C. TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID BISHOP D.L.C. TO THE NORTHERLY LINE OF THE SAID MOFFETTS-CARPENTER ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF SAID ROAD TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING TRACT OF LAND: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SAID BISHOP D.L.C. WITH THE WESTERLY LINE OF SAID 300 FOOT STRIP OF LAND ACQUIRED BY THE UNITED STATES OF AMERICA; (BOOK 27 PAGE 315); THENCE SOUTH $32^{\circ} 27' 30''$ WEST 754.95 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID MOFFETTS-CARPENTER ROAD; THENCE IN A NORTHWESTERLY DIRECTION FOLLOWING THE NORTHERLY LINE OF SAID ROAD TO INTERSECTION WITH THE CENTERLINE OF THE RIGHT-OF-WAY GRANTED TO THE NORTHWESTERN ELECTRIC COMPANY; (BOOK "0" PAGE 85); THENCE IN A NORTHEASTERLY DIRECTION FOLLOWING THE CENTERLINE OF SAID RIGHT-OF-WAY TO INTERSECTION WITH THE NORTH LINE OF THE SAID BISHOP D.L.C.; THENCE EAST TO THE POINT OF BEGINNING.

PARCEL 11

THAT PORTION OF GOVERNMENT LOTS 8 AND 9 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE INTERSECTION BETWEEN THE CENTER OF GREENLEAF CREEK AND THE SOUTH LINE OF THE SAID GOVERNMENT LOT 9, SAID POINT BEING LOCATED ON THE NORTH LINE OF THE B. B. BISHOP D.L.C.; THENCE FOLLOWING THE CENTER OF GREENLEAF CREEK IN A NORTHEASTERLY DIRECTION TO A POINT IN THE SAID GOVERNMENT LOT 8 NORTH 430 FEET FROM THE NORTH LINE OF THE SAID BISHOP D.L.C.; THENCE WESTERLY PARALLEL TO, AND 430 FEET DISTANT FROM, THE NORTH LINE OF THE SAID BISHOP D.L.C. TO INTERSECTION WITH THE WEST LINE OF THE SAID GOVERNMENT LOT 9; THENCE SOUTH TO THE NORTH LINE OF SAID BISHOP D.L.C.; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BISHOP D.L.C. TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE NATURAL GAS PIPELINE CONVEYED TO PACIFIC NORTHWEST PIPELINE CORPORATION; (BOOK 40 PAGE 465)

AND EXCEPT A TRACT OF LAND 40 FEET BY 115 FEET IN SIZE IN GOVERNMENT LOT 9 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; GRANTED TO WILLIAM F. HOWARD BY DEED DATED OCTOBER 2, 1964 AND RECORDED OCTOBER 20, 1964 AT PAGE 287 OF BOOK 53 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

PARCEL 111

A TRACT OF LAND IN THE B. B. BISHOP DONATION LAND CLAIM, DESCRIBED AS FOLLOWS:

LOT 2, K.W. PETERSON SHORT PLAT, RECORDED JULY 28, 1976, UNDER AUDITOR'S FILE NO. 82540 IN BOOK 1 OF SHORT PLATS AT PAGE 44, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

STATE OF OREGON

COUNTY OF Multnomah

ss.

(Corporate Acknowledgement)

On this 18th day of September, 1986, before me personally appeared Robert Le Chevallier on behalf of Vadim Krijanovsky* to me known to be the president of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was (were) authorized to execute said instrument and that the seal affixed (if any) is the corporate seal of said company.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

*by Power of Attorney

X Cynthia [Signature]
Notary Public in and for the State of Oregon
residing at Portland, Oregon
My Commission Expires 7-21-90



STATE OF OREGON

COUNTY OF Multnomah

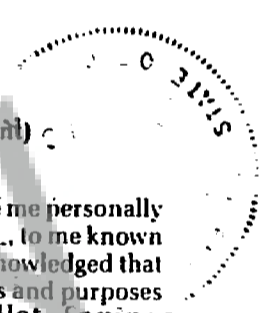
ss.

(Individual Acknowledgement)

On this 18th day of September, 1986, before me personally appeared Vadim Krijanovsky 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, on behalf of Biba Hot Springs Development Company.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

X Robert Le Chevallier
Notary Public in and for the State of Oregon
residing at Lake Oswego, OR
My Commission Expires 10/29/86



FILED FOR RECORD
OCT 16 4 09 PM '86
GARY M. OLSON

Registered
Indexed, Dir
Indirect
Filed
Date