

THIS INDENTURE OF MORTGAGE made this 17th day of December, 1952, by and between

Milo L. Canfield and Goldie L. Canfield, his wife

hereinafter called the Mortgagor, (whether one or more) and THE FIRST NATIONAL BANK OF McMinnville (Oregon), a national banking association, hereinafter called the Mortgagee.

WITNESSETH: That the said Mortgagor, in consideration of the sum of

Fifteen Hundred - - - - - Dollars (\$1500.00) received from the said Mortgagee, does hereby grant, bargain, sell and convey to said Mortgagee, its successors and assigns forever, all of that certain real property situated in the County of Skamania, State of Washington and described as follows, to-wit:

Lots numbered 6 and 7 of Blaisdell Tracts, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington.

Commencing at the northeast corner of the said Blaisdell Tracts; thence easterly and parallel to the section line common to Sections 23 and 26, Township 4 North, Range 7 E.W.M. to intersection with the county road known and designated as Permanent Highway No. 9; thence northerly along the westerly line of the road to a point 250 feet, measured along the westerly line of the said road, from the north line of the southwest quarter of the southeast quarter of the said Section 23; thence west 380 feet; thence north to intersection with the north line of the southwest quarter of the southeast quarter of the said Section 23; thence westerly along the north line of the southwest quarter of the southeast quarter of the said Section 23 to the center of Wind River; thence southerly along the center of Wind River to the northwest corner of the said Blaisdell Tracts; thence east along the north line of the said Blaisdell Tracts to the place of beginning.

EXCEPTING the following described tract of land: Commencing at the northwest corner of the said Blaisdell Tracts; thence northerly along the center of Wind River to a point 310 feet north of the north line of said Blaisdell Tracts; thence in an easterly direction in a straight line to a point on the south line of the old road, which is 340 feet north of the north line of said Blaisdell Tracts; thence along the south line of said old road in a southerly direction to the northeast corner of the said Blaisdell Tracts; thence westerly along the north line of said Blaisdell Tracts to the place of beginning.

ALSO EXCEPTING the following described tract of land: Beginning at a point in the center of Wind River 360 feet north of the northerly line of Blaisdell Tracts in Section 23, Township 4 North, Range 7 E.W.M. as shown by the official plat thereof recorded at page 83 of Book A of Plats, Records of Skamania County, Washington; thence in an easterly direction in a straight line to a point on the southerly line of the old County Road which is 400 feet north of the north line of said Blaisdell Tracts; thence along the southerly and westerly line of the said old road in a northerly direction to the north line of the southwest quarter of the southeast quarter of Section 23, Township 4 North, Range 7 E. W. M.; thence westerly along the said north line of the southwest quarter of the southeast quarter to the center of Wind River; thence southerly following the center of Wind River to point of beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and, which may hereafter thereto belong or appertain and the rents, issues and profits therefrom and any and all fixtures upon said premises at the time of the execution of this mortgage or at any time during the term of this mortgage.

TO HAVE AND TO HOLD the said premises with the appurtenances unto said Mortgagee, its successors and assigns forever.

And said Mortgagor does hereby covenant to and with said Mortgagee, its successors and assigns, that said Mortgagor is lawfully seized in fee simple of the property above described; that said property is free and clear of all liens and encumbrances of every nature and kind, whatever, and that said Mortgagor will forever warrant and defend the same unto the said Mortgagee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

The conditions of this conveyance are such that whereas said Mortgagee has actually loaned and advanced to said Mortgagor and said Mortgagee has received the just and full sum of

Fifteen Hundred - - - - - Dollars (\$1500.00)

to be repaid according to the terms of one principal note of even date executed by the said Mortgagor payable to the said Mortgagee and repayable

in monthly payments of not less than \$20.00, the first payment to become due Jan'y. 10, 53, together with the accumulated interest to the date of principal payment.

together with interest as provided in said note and further providing for the payment of such sum as the court shall adjudge reasonable as attorneys' fees in case of suit or action thereon and said Mortgagee may, at its sole option, make further advances to the said Mortgagor not

exceeding (original loan and further advances) at any one time the aggregate principal sum of

Three Thousand - - - - - Dollars (\$3000.00)

and interest, said aggregate sum to be a revolving credit during the life of this mortgage and the payment of any portion, or the whole thereof in no way effecting the right of the said Mortgagee, at its option, to make further advances hereunder within said aggregate principal sum, to be secured by the lien of this mortgage.

