

THIS MORTGAGE, Made this 1st day of February, 1958,
by Roy A. Lehman and Agnes M. Lehman, Husband & Wife - - - - -
to John A. Johnson, - - - - - Mortgagee,

WITNESSETH, That said mortgagor, in consideration of Two-thousand - - - - -
- - - - - (\$2000.00) - - - - - Dollars, to him paid by said mortgagee, does hereby
grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns, that cer-
tain real property situated in Skamania Washington County, State of Oregon, bounded and described as

Commencing at the southeast corner of the homestead heretofore set apart by order of Court for the use of Mrs. Catherine Haffey and her minor child, and running thence east along the south line of the real estate belonging to the estate of William Haffey, deceased, 80 rods and 16 links to the southeast corner of said real estate belonging to said estate; thence north along the east line of said real estate belonging to said estate 39 rods and 9 links; thence west 80 rods and 16 links to the east line of said homestead; thence south along the east line of said homestead 39 rods and 9 links to place of beginning, containing 20 acres, in Section 4, Township 1 North, Range 5 E. W. M.

ALSO commencing at a point on the northeast corner of a portion of land owned by Bernard A. Haffey (said post being on the east line of the real estate of the estate of William Haffey, deceased, 39 rods and 9 links north of the southeast corner of said estate); thence north along the east line of the estate of William Haffey, deceased, 15 rods and 17 links; thence west parallel with the north line of the real estate owned by Bernard A. Haffey 80 rods and 16 links; thence south 15 rods and 17 links to the northwest corner of that portion of real estate owned by Bernard A. Haffey; thence east along the north line of that portion of real estate owned by Bernard A. Haffey 80 rods and 16 links to the place of beginning; containing 8 acres, in Section 4, Township 1 North, Range 5 E.W.M.

SUBJECT TO the road right of way for a road over and across the southerly portion of the above described premises.

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 the said mortgagee, his heirs, executors, administrators and assigns forever.

This mortgage is intended to secure the payment of 2 promissory note, of which the following is a substantial copy:

6 months interest in advance on unpaid balance at time of	\$ <u>2000.00</u> <u>42</u> months after date <u>February 1,</u> 19 <u>58</u>
	For value received - - - - - promise to pay to the order of
	<u>John A. Johnson</u> at <u>Portland, Oregon</u>
	<u>Two-thousand</u> - - - - - DOLLARS,
	in lawful money of the United States of America, with interest thereon in like lawful money at the rate of
	<u>6</u> per cent. per annum from date hereof until paid, payable in <u>monthly</u>
	installments of not less than \$ <u>50.00</u> in any one payment, including the full amount of
	interest due on this note at time of payment of each installment. The first payment to be made on the <u>1st</u>
	day of <u>March</u> , 19 <u>58</u> , and a like payment on the <u>1st</u> day of each month thereafter, until the
	whole sum, principal and interest, has been paid; if any of said installments are not so paid, the whole sum of
both principal and interest to become immediately due and collectible at the option of the holder of this note.	
In case suit or action is instituted to collect this note, or any portion thereof, I	
promise to pay such additional sum as the Court may adjudge reasonable as attorney's fees in said suit or action.	
Due at maturity, 19 <u> </u>	
At <u>Portland, Oregon</u>	
No. <u> </u>	

FORM No. 217—INSTALLMENT NOTE.

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

And said mortgagor covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises and has a valid, unencumbered title thereto Excepting an executory contract of sale and purchase dated Sept. 15, 1952 recorded 1/19/53 at page 127, of book 36 of deeds; Also a vendees interest in that certain contract dated August 1, 1954.

and will warrant and forever defend the same against all persons; that he will pay said note(s), principal and interest, according to the terms thereof; that while any part of said note(s) remains unpaid he will pay all taxes, assessments and other charges of every nature which may be levied or assessed against said property, or this mortgage or the note(s) above described, when due and payable and before the same may become delinquent; that he will promptly pay and satisfy any and all liens or encumbrances that are or may become liens on the premises or any part thereof superior to the lien of this mortgage; that he will keep the buildings now on or which may be hereafter erected on the premises insured in favor of the mortgagee against loss or damage by fire in the sum of \$ 2000.00 in such company or companies as the mortgagee may designate, and will have all policies of insurance

on said property made payable to the mortgagee as his interest may appear and will deliver all policies of insurance on said premises to the mortgagee as soon as insured; that he will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste of said premises.