

REAL PROPERTY MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That the undersigned C. ELMER NEWQUIST and PEARL NEWQUIST, husband and wife, hereinafter referred to as "Mortgagor" do by this instrument mortgage unto FRANCIS D. KRAMER, and JANET E. KRAMER, husband and wife; ELMER L. KRAMER and ORA I. KRAMER, husband and wife; BERT BEVARD, JR., a married man in his separate estate, and JUNE I. BEVARD, unmarried, hereinafter referred to as "Mortgagee", the following described real property situated in Skamania County, State of Washington, to-wit:

The South half of the Northeast quarter, and the North half of the Southeast quarter of Section Nineteen (19); and the Southwest quarter, and the South half of the Northwest quarter of Section Twenty (20), all in Township Two (2) North, Range 5 East of the Willamette Meridian.

SUBJECT TO easements for public roads and electric power transmission lines now appearing of record.

This mortgage is given to secure the performance of the covenants and agreements herein contained and the payment of the sum of TWELVE THOUSAND DOLLARS (\$12,000.00), with interest, according to the terms of a certain promissory note executed by Mortgagor to Mortgagee bearing even date herewith.

The Mortgagor covenants and agrees as follows: That Mortgagor is lawfully seized of the property above described in fee simple, that Mortgagor has a good and legal right to mortgage the same as herein provided, and that said property is free and clear of all liens or encumbrances of every kind and nature except as may be noted above; that Mortgagor will seasonably pay all taxes and other governmental or municipal assessments of every kind and nature hereafter levied on the property, it being understood that the said real property taxes for the current year have been prorated between the parties as of the date of this instrument; that Mortgagor will permit no waste of the property or the improvements thereon (except as to the cutting of timber as provided below) and that Mortgagor will maintain said property and its buildings thereon in a clean, safe and sanitary condition and in a good state of repair; that Mortgagor will at all times during the existence of this mortgage keep and maintain the residence and barn on said property continually insured against fire in a minimum amount of \$2500.00 on each of said structures with proceeds of such insurance payable to Mortgagee as his interests shall appear, any such policies of insurance and the renewals of the same to be and remain in the possession of Mortgagee; that Mortgagor will seasonably pay all charges incurred in connection with his occupancy and use of said property for utilities, repairs, improvements, or other charges, to the end that no such charges shall hereafter attach as liens on said property, and Mortgagor covenants in all things regarding the management of said property to protect and preserve rather than to diminish the Mortgagee's security interest therein. In event that Mortgagor shall fail or neglect to pay or perform the foregoing, or shall fail to pay any other charge which may, in the discretion of Mortgagee, attach as a lien on said property, or shall fail to keep said property in good repair, then Mortgagee may, at his election, pay or perform the same, and any amounts so paid by Mortgagee shall be repayable by Mortgagor on demand and shall likewise be secured by the lien of this mortgage.