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REAL ESTATE MORTGAGE

THE MORTGAGOR, MILLARD W. VOLGAMORE and CLOE L. VOLGAMORE, husband and wife, and
EUGENE C. VOLGAMORE, a single man, and ESTHER J. ANDERSON

hereby mortgage to the FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION, of Vancouver, a Corporation, Mortgagee, the following real property, with appurtenances, as hereinafter described, to-wit:

Tract "A"

The Fractional Northwest Quarter of the Northwest Quarter, also described as Government
Lot 1 of Section 7, Township 4 North, Range 1 East of the Willamette Meridian, in the
County of Clark and State of Washington.

Tract "B"

The North one-half of the Northeast quarter of Section 9, Township 1 North, Range
5 East of the Willamette Meridian, in the County of Skamania and State of Washington.
Containing 80 acres.

Subject to Easement to the United States for the Bonneville Transmission Line and an
access road thereto by deeds recorded at page 551, Volume 28 of Deeds and page 128,
Volume 929 of Deeds respectively.

Subject, also, to County and State roads.

"The Within described mortgaged property is not used principally for agricultural
or farming purposes."

Skamania

Clark

All of which real property is situated in the County of State of Washington.

The lien of this mortgage shall also extend to and shall cover any future interest that the Mortgagors may acquire in the said
real property, and also all future equipment, appurtenances, or fixtures, attached to or becoming a part thereof, as such equipment and
appurtenances are hereinafter described, and also the rentals, issues and profits of the mortgaged property.

The debt secured by this mortgage is in the principal sum of \$15,000.00 payable in 144

installments of \$155.87 each, and the debt secured hereby matures in full on the 1st day of December

1973, all in accordance with the terms and conditions of one certain promissory note evidencing this debt, which note is of even date with
this mortgage and is made, executed and delivered by the Mortgagor to the Mortgagee concurrently with this mortgage, and as a part of
this contract.

Also this mortgage lien shall continue in force and exist as security for any and all other advances which may hereafter be made by
the Mortgagee to the Mortgagor, and shall continue in force and exist as security for any debt now owing, or hereafter to become owing, by
the Mortgagor to the Mortgagee.

The Mortgagor covenants that he is the owner of the above described premises; that the same are now clear of incumbrance; that he
will keep the buildings and other destructible property covered by this mortgage, insured against loss by fire, in a sum at least equal to the
Mortgagee's appraisal value thereof; such insurance contract shall be issued by a responsible insurance company, and the policy evidencing
the same shall be delivered into the possession of the Mortgagee. The said policy shall be endorsed by the Mortgagor and shall contain an
appropriate clause providing that the loss thereunder, if any, shall be payable to the Mortgagee, in accordance with its interest at the time
of loss. The Mortgagor further covenants that he will pay promptly all premiums on such insurance; and that he will pay promptly and
against or become a lien upon this mortgaged property; that he will keep the buildings and appurtenances on the said property in a good
state of repair, all to the effect that the value of the said property shall not be impaired during the life of this mortgage.

The Mortgagor further covenants and agrees that any and all electric wiring, furnace and heating systems, including water heaters,
burners, fuel storage bins and tanks, the plumbing, ventilating, water and irrigation systems, the screens and screen doors, built in mirrors,
cupboards, cabinets, and other things of like or similar character, and all trees and garden shrubs, shall be considered as, and in case of
foreclosure of this mortgage, adjudicated to be, fixtures, and a part of the mortgaged property, and shall pass to the purchaser at any execu-
tion sale resulting from a foreclosure of this mortgage, and in the absence of foreclosure, and during the life of this mortgage, none of such
items shall be removed, nor their value in any way impaired, by the Mortgagor or his successor.

The Mortgagor further covenants and agrees that the loan secured by this mortgage is made upon the personal character and in-
tegrity of the Mortgagor, as well as upon the security offered, and that therefore he will not convey this mortgaged property, or any interest
therein, without the consent of the Mortgagee, and if any such consent is given, and any such conveyance made, the purchaser or grantee
will, personally, assume and agree to pay this debt.

Now if the Mortgagor shall fail to pay any installment of principal or interest upon this debt, or should he fail to perform strictly
any other covenant or condition of this mortgage, or of the note evidencing the debt secured hereby, then, at the election of the Mortgagee,
the whole debt secured hereby shall become immediately due and payable; and this mortgage may be immediately foreclosed, and the prop-
erty covered by this mortgage may be sold as provided by law, or if the Mortgagor shall fail to pay any installment of taxes, special assess-
ments, or other governmental levies, that may become due, or if he shall fail to purchase and pay the premium on any policy of insurance,
premium, and the amount so paid shall be added to and become a part of the debt secured hereby.

The Mortgagor further agrees that should there be default in the payment of any installment of principal or interest on said debt,
or should he otherwise fail in the strict performance of this contract, and any expense is incurred by the Mortgagee in the way of attorney's
fee, abstracting, examining records, travel, or any other expense resulting from such default, then such items of expense may be added to
and become a part of the debt secured hereby.

The Mortgagor further agrees that if he should fail to make the payments as herein provided, or should he fail to perform any other
covenant or condition of this contract, and in case of a foreclosure action, he agrees to pay, in addition to the principal and interest then
due, and in addition to any items of expense as are above mentioned, such sum as the Court may adjudge reasonable as attorney's fees in
such foreclosure action.

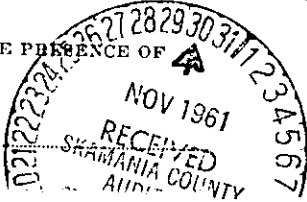
Further, in case of default, it is agreed that the Mortgagee may immediately take possession of the mortgaged property in case it is
vacant, or if occupied by a tenant, then the Mortgagee may immediately collect and retain any and all accrued, or accruing, rentals and
apply the same upon the debt secured hereby, and this instrument shall be construed and shall have the effect of an assignment of such
accrued, and accruing rentals. Also, in case action is brought to foreclose this mortgage or to collect the debt secured hereby, the Mortgagor
consents that a receiver may be appointed by the Court, without notice to the Mortgagor, and the Court is authorized to empower such
receiver to take charge of the mortgaged property, to collect and receive rentals thereon, or otherwise manage the said property for the
protection of the parties during the pendency of such foreclosure action.

The Mortgagor further represents that the funds loaned by the Mortgagee and secured by this mortgage are to be used to pay a
portion of the purchase price of the mortgaged premises, and in any action upon this instrument, this mortgage shall be construed as a
purchase money mortgage.

This contract is drawn in the singular person, but all pronouns and verbs shall be read either as singular or plural in accordance
with the number actually executing.

Dated this 18th day of November 1961

SIGNED AND DELIVERED IN THE PRESENCE OF



Millard W. Volgamore
Cloe L. Volgamore
Eugene C. Volgamore
ESTHER J. ANDERSON