

THIS IDENTURE, Made this 6th day of December, 1965
between Grace M. Walker, a widow
Skamania, Washington
as mortgagor, and the BANK OF WASHOUGAL, Washougal, Washington, a state banking association, as mortgagee,

W I T N E S S E T H :

That for and in consideration of the sum of TWO THOUSAND ONE HUNDRED AND NO/100- - - Dollars (\$2,100.00) to him in hand paid by the mortgagee, the receipt whereof is hereby acknowledged, the mortgagor has granted, sold and conveyed, and by these presents does grant, sell and convey unto the mortgagee and its successors and assigns, the following described premises situate, lying and being in the County of Skamania, State of Washington, to-wit:

That portion of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 34, Township 2 North, Range 6 E. W. M., described as follows: Beginning at a point south 39° east 650 feet from the center of the said Section 34; thence south 28° east 168 feet; thence south 13° 40' east 200 feet; thence south 29° 10' east 268 feet; thence south 23° east 268 feet to the north line of Government Lot 2 of the said Section 34; thence west 760 feet; thence north to the southerly right of way line of the Spokane, Portland and Seattle Railway Company; thence in a northeasterly direction along said railway right of way line to the point of beginning;

Government Lot 1 of Section 3, Township 1 North, Range 6 E. W. M.; and Government Lots 2 and 3 and the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 34, Township 2 North, Range 6 E. W. M.; EXCEPT the following described tract: Beginning at the northeast corner of Government Lot 2 of the said Section 34; thence west 330 feet; thence south 180 feet; thence west 200 feet; thence south 471 feet, more or less, to the meander line of the Columbia River; thence in a northeasterly direction following the meander line of the Columbia River to intersection with the east line of the said Government Lot 2; thence north 380 feet, more or less, to the point of beginning;

AND EXCEPT a tract conveyed to C. O. Lemon by deed recorded at page 1 of Book P of Deeds; AND EXCEPT a tract conveyed to Ord L. Irwin by deed recorded at page 57 of Book N of Deeds; AND EXCEPT a tract conveyed to Sylvan Grange No. 474 by deed recorded at page 338 of Book N. of Deeds; AND EXCEPT a tract conveyed to Skamania County lying north of Primary State Highway No. 8 and west of Duncan Creek Road; AND EXCEPT rights of way acquired by Spokane, Portland and Seattle Railway Company; AND EXCEPT that portion thereof platted as DUNCAN CREEK ADDITION according to the official plat thereof on file and of record at page 82 of Book A of Plats, Records of Skamania County, Washington.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the rents, issues and profits arising or to arise therefrom, inclusive of all the estate, right, title, interest and claim whatsoever, at law or in equity, which the mortgagor now has or may hereafter acquire in or to said mortgaged property and each and every part and parcel thereof:

TO HAVE AND TO HOLD the aforesaid mortgaged property with all its appurtenances unto the mortgagee and its successors and assigns forever:

PROVIDED, however, that this conveyance is intended as a mortgage and is given to secure the payment of TWO THOUSAND ONE HUNDRED AND NO/100- - - Dollars (\$2,100.00) together with interest payable monthly on the unpaid balances thereof at the rate of seven per cent (7 %) per annum from date until paid, according to the terms of that certain promissory note bearing date December 6, 1965, made by the mortgagor and payable to the mortgagee at its office in Washougal, Washington, and maturing on the 10th day of December, 1971, any and all renewals thereof and all other indebtedness of whatsoever kind or character and howsoever evidenced, which may now or

