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Alternate  
FORM No. 105A—MORTGAGE—One Page Long Form

69251

BOOK 46 PAGE 178

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THIS MORTGAGE, Made this 10TH day of OCTOBER, 1967,  
by Vernon A. Good Mortgagor,  
to Theodore Blohm Mortgagee,

WITNESSETH, That said mortgagor, in consideration of (\$11,000.00) Eleven thousand Dollars, to him paid by said mortgagee, does hereby grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns, that certain real property situated in SKAMANIA County, State of Oregon, bounded and described as follows, to-wit:

a tract of land located in Sec. 15, Township 3 North, Range 9E, being portions of Manzanola Orchard Tracts, according to the official plat thereof on file and of record in the Auditor's office of Skamania County, Washington, and more particularly described as follows:

The SE $\frac{1}{4}$  of Lot 3, and the S $\frac{1}{2}$  and NE $\frac{1}{4}$  of Lot 4, all in Block 14; all Lot 3 of Block 15; S $\frac{1}{2}$  Lot 1, all Lot 2, and NW $\frac{1}{4}$  of N $\frac{1}{2}$  of Lot 3 of Block 17.

Also a tract of land located in Lots 1 and 2 of Block Sixteen, beginning at a point on the west line of said Lot 2 north 200 feet from the Southwest corner thereof; thence south 200 feet to the southwest corner of Lot 2; thence along the south line of Lot 2 east 255 feet, more or less, to a point 405 feet west of the southeast corner of Lot 2; thence north 100 feet; thence in a north-easterly direction to a point 312 feet north of the southeast corner of Lot 2; thence east 245, more or less, to the westerly line of the Jessup Road; thence north 30 feet; thence west 245 feet, more or less, to a point on the east line of Lot 2; thence in a southwesterly direction parallel to, and 30 feet distant from, the fourth course above described to a point due east of the point of beginning; thence west to the point of beginning.

But reserving to the Mortgagor, his heirs or assigns, an easement for ingress or egress over existing roads.

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 a promissory note, of which the following is a substantial copy:

Dated at PORTLAND, OREGON Oct 10 1967 \$ 11,000.00  
On Demand, or if no demand is made then on May 10, 1968 FOR VALUE RECEIVED, the undersigned promises to pay to the order of THEODORE BLOHM OF 1028 MAR VISTA AVE PASADENA CALIF. OR HIS HEIRS OR ASSIGNS office in this city ELEVEN THOUSAND AND NO/100 - - - - - DOLLARS.  
with interest at the rate of 5 1/2 per cent per annum from DATE until paid, both principal

and interest payable in lawful money of the United States. If no prior demand, interest payable  
If interest is not paid as above provided, or the undersigned or any endorser or guarantor hereof becomes insolvent, commits an act of bankruptcy, commences or becomes subject to any proceeding under the Federal Bankruptcy Act or any other insolvency or debtor's relief law or dies, or if any property of any of them in the holder's possession or obligation of the holder to any of them is attempted to be held or levied upon by any writ or otherwise, or any notice of sale is given or any sale is made of any property of any of them except in the ordinary course of business, or default is made in the payment of any other indebtedness of any of them to the holder, then the entire indebtedness evidenced hereby shall at the option of the holder become due and payable immediately. In case suit is instituted to collect this note or any portion hereof the undersigned promises to pay such sum as the court may adjudge reasonable in such suit as attorneys' fees. If this note is signed by more than one person the obligations of the signers shall be joint and several.

Vernon A. Good

FOR  
Bank Use Only

No.....

Date.....

Classification.....

Consideration.....

Remarks.....

Officer.....

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

and will warrant and forever defend the same against all persons; that he will pay said note, principal and interest, according to the terms thereof; that while any part of said note 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 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 hereafter may be erected on the said premises continuously insured against loss or damage by fire and such other hazards as the mortgagee may from time to time require, in an amount not less than the original principal sum of the note or obligation secured by this mortgage, in a company or companies acceptable to the mortgagee, with loss payable first to the mortgagee and then to the mortgagor as their respective interests may appear; all policies of insurance shall be delivered to the mortgagee as soon as insured. Now if the mortgagor shall fail for any reason to procure any such insurance and to deliver said policies to the mortgagee at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings, the mortgagee may procure the same at mortgagor's expense; 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. At the request of the mortgagee, the mortgagor shall join with the mortgagee in executing one or more financing statements pursuant to the Uniform Commercial Code, in form satisfactory to the mortgagee, and will pay for filing the same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the mortgagee.