



73682

REAL ESTATE MORTGAGE

(Washington Form)

BOOK 49 PAGE 100

TRANSFER BY
NOTARIAL
RESTRICTED

THIS MORTGAGE, made this

12th

day of

July,

1971, by and between

Louie and Geneva Friand, husband and wife,
of Skamania County, Washington, hereinafter called "mortgagor," and
THE NATIONAL BANK OF COMMERCE OF SEATTLE, a national banking association, hereinafter called "mortgagee," at its
White Salmon Branch Office in White Salmon, Washington.

WITNESSETH:

The mortgagor hereby mortgages to the mortgagee, its successors and assigns, the following described real property, situated in the County of
Skamania, State of Washington, to-wit:

Lot 4 of Block ten of Manzanola Orchard's Tracts according to the official Plot thereof
(being also described as the SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$) Lot 1 of Block eleven of Manzanola Orchard's Tracts
according to the official Plot thereof (being also described as NE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$); the NW $\frac{1}{4}$ of
the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; and the west half of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ all in Section 10
township 3 North, Range 9 E.W.M. together with all water rights appurtenant thereto free of
incumbrances.

TOGETHER WITH all right, title and interest therein, now owned or hereafter acquired, all rents, issues and profits accrued or to accrue therefrom,
and all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all fixtures, apparatus and equip-
ment which are now or may hereafter be in any way attached to or part of said real property or any improvement thereon, including, but without limiting
the generality of the foregoing, all plumbing, heating, light and power, refrigerating, air conditioning, elevator and lifting apparatus,
fixtires and equipment; all engines, pipes, ducts, pumps, compressors, tanks, ventilators, motors, conduits, antennae, panels and switchboards; all built-in
stoves, dishwashers, refrigerators and other appliances; all partitions, cabinets and wallbeds; and any and all renewals, replacements, betterments and
substitutions made with respect to any and all of the foregoing, all of which said property shall be deemed to constitute a part of the realty.

This mortgage is given and intended as security for the payment of the principal sum of

Five thousand and no/100 ***** Dollars (\$ 5,000.00)

together with interest thereon in accordance with the terms of a certain promissory note of even date herewith executed and delivered by the mortgagor in
favor of the mortgagee, or its order, and any renewals or extensions thereof.

This mortgage is also given and intended as security for the payment by the mortgagor to the mortgagee of such additional sums of money as may here-
after be loaned or advanced by the mortgagee to or for the account of mortgagor, including any renewals or extensions thereof, it being provided, however,
that the unpaid principal balance of all loans or advances made by the mortgagee to or for the account of mortgagor which are to be secured hereby shall
not at any one time exceed the principal sum set forth above and interest, regardless of any excess which may at any time be owing from said mortgagor to the
mortgagee; provided, further, that nothing herein contained shall be construed as obligating or shall obligate the mortgagee to make any such future
loans or advances and provided, further, the limitation on the amount secured hereby shall not apply to any moneys advanced or to costs or fees incurred
by mortgagee in connection with the breach or default of any term, warranty, covenant or condition of this mortgage.

The mortgagor covenants and agrees with the mortgagee that said mortgage will

(1) forever warrant the title to all of the mortgaged property, including the rents, issues and profits thereof, to be and remain free and clear of all
claims, liens and encumbrances other than this mortgage, and will execute and deliver any further necessary assurances of title thereto;

(2) Promptly pay the principal and interest of said indebtedness in accordance with the terms of said promissory note or notes, and any renewals or
extensions thereof;

(3) Pay and discharge, as the same become due and pay due, and prior to delinquency, all taxes, assessments, water rates or other charges of what-
ever kind and character, whether similar or dissimilar to those heretofore specified, which are now or may hereafter be levied or assessed against or which
may or might become liens upon, the mortgaged property or any part thereof, or upon this mortgage or the moneys or debt secured hereby;

(4) Maintain, preserve and keep all of the mortgaged property in good condition and repair and not commit or permit waste thereof, and permit mort-
gagee's inspection thereof at any and all reasonable times;

(5) Keep the mortgaged property at all times insured against fire (with extended coverage) and against such other hazards and perils as the mortgagee
may require, to such amounts, under such forms of policy, and with such insurance company or companies, as shall be required by or satisfactory to the
mortgagee; cause to be attached to each such policy in form satisfactory to the mortgagee a mortgage clause rendering all loss payable first to mortgagee
as its interest shall appear, assign and deliver each such policy to mortgagee; and evidence payment in full of all premiums thereon at least ten (10) days in
advance of due date;

(6) NOT, WITHOUT THE MORTGAGEE'S WRITTEN CONSENT FIRST HAD AND RECEIVED, MAKE ANY SALE, CONVEYANCE OR OTHER
TRANSFER OF THE MORTGAGED PROPERTY, UNLESS AS AN INCIDENT OF THE CLOSING OF SUCH TRANSFER THIS MORTGAGE SHALL
BE FULLY PAID; PROVIDED, HOWEVER, THE PASSING OF THE MORTGAGED PROPERTY BY WILL OR BY DESCENT AND DISTRIBUTION
SHALL NOT BE DEEMED A PROHIBITED TRANSFER HEREUNDER.

In the event of a breach of any of the aforesaid covenants or covenants, and in addition to all other rights and remedies hereunder or by law provided,
the mortgagee may, but shall not be obligated, to pay any sums or perform any acts necessary to remedy such breach, and all sums so paid, and the expenses
incurred in such performance shall be repaid by mortgagor to mortgagee on demand, with interest at the highest rate permitted by law from the date of such
payment, and shall be secured by this mortgage. The receipt of the tax official, assessing body, insurance company, or other person to whom mortgagee makes
any such payment shall be conclusive evidence as between mortgagee and mortgagee of the propriety of such payment.

Any loss payable under any insurance policy aforesaid, and any moneys which may be awarded, recovered, or settled upon, or the taking, damaging
or condemnation of all or any part of the mortgaged property shall be applied, at the mortgagee's option, toward payment of the indebtedness and other
sums secured hereby, whether or not. The mortgagee shall in no event have any responsibility for the adequacy or sufficiency of any insurance, nor for
the coverage, benefits afforded, nor for notification with respect to, or the payment of, any premiums thereon.

In the event of default in the payment of said indebtedness or in the event of a breach of any of the covenants, warranties or agreements contained
herein, then in any such event the entire indebtedness hereby secured shall at the option of the mortgagee become immediately due and payable, without
notice, and this mortgage may be foreclosed, and in any foreclosure of this mortgage a deficiency judgment may be taken by the mortgagee for all sums
secured hereby which are not recovered by the mortgagee out of foreclosure sale proceeds.

So long as there shall be no default under the terms of this mortgage, and except to the extent the same are specifically assigned and pledged by
separate instrument providing to the contrary, the mortgagor may receive directly from the obligor(s) thereof all rents, issues and profits of the mortgaged
property. As to all moneys and other property received, mortgagor shall be deemed to have received the same to trust for the purpose of making all pay-
ments due under, and otherwise due, and thereby performing all other terms, covenants and conditions of this mortgage. Upon any default in such payment
or performance, or upon the occurrence of any other event which under the terms hereof confers the right to the mortgagee to accelerate the payment of the
indebtedness secured hereby, then the mortgagee shall forthwith become empowered, at its option, without notice or demand, and in its own name and
right, either directly or by agent, or through a receiver, and in addition to all such other rights and remedies as may be herein or by law conferred, to
demand, collect and receive such rents, issues and profits and to apply hereto the net proceeds thereof after deduction of fees, costs and expenses incurred
as an incident of collection.

In the event of any suit or other proceeding for the recovery of said indebtedness and/or foreclosure of this mortgage, or wherein mortgagee shall appear
to establish or protect the lien hereof, the mortgagor agrees to pay to mortgagee a reasonable attorneys' fee, together with the cost of search and report
on the preliminary to foreclosure, all of which sums shall be secured hereby.

All rights and remedies of mortgagee shall be cumulative and none shall be deemed exhausted by the exercise thereof. No failure or omission on the
part of the mortgagee to exercise any such right or remedy upon default shall be deemed a waiver of its right to subsequently exercise the same with respect
to the same or any other default or defaults which may at any time exist.

If any term, provision or condition of this mortgage shall be finally adjudged to be unlawful or unenforceable, the same shall be deemed stricken here-
from and the balance of this mortgage shall be and remain in full force and effect.

This mortgage is binding on the heirs, personal representatives, successors and assigns of the mortgagor, and shall inure to the benefit of mortgagee,
its successors and assigns. Words used herein shall take the singular or plural number as the number of parties hereto shall require, and if there is more than
one signer as mortgagor, their obligations hereunder shall be joint and several.

Time is of the essence of this mortgage.

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

IN WITNESS WHEREOF, the person(s) designated as mortgagor have set hand and seal hereto, the day and year first above written.

Louie Friand
Geneva Friand



STATE OF WASHINGTON
County of **Klickitat**

NOTARIAL ACKNOWLEDGMENT
(Individual or Partnership)

On this **12th** day of **July**, 19**71**, before me personally appeared **Louie and Geneva Friand**

known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the use, and purpose, and in the capacity(ies) therein mentioned. I have therefore signed and affixed my official seal the day and year first above written.

(Notarial Seal)

[Signature]
Notary Public in and for the State of Washington,
residing at **White Salmon**

STATE OF WASHINGTON
County of

NOTARIAL ACKNOWLEDGMENT
(Corporation)

On this _____ day of _____, 19____, before me personally appeared _____ and _____

known to be the _____ of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the use and purposes therein mentioned, and on which stated that they were authorized to execute said instrument and that the seal (if affixed) is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and should my official seal the day and year first above written.

(Notarial Seal)

Notary Public in and for the State of Washington,
residing at _____

73682

REAL ESTATE MORTGAGE
(Washington Form)

Filed for Record at Request of



THE NATIONAL BANK OF COMMERCE of Seattle

P.O. BOX OR STREET

CITY, STATE, ZIP-CODE NO.

Branch Office

REGISTERED	<input checked="" type="checkbox"/>
INDEXED: DIR	<input checked="" type="checkbox"/>
INDIRECT	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>
MAILED	<input checked="" type="checkbox"/>

FEE

HISTORY RESERVED FOR RECORDER'S USE COUNTY OF SKAMANIA	
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY <u><i>[Signature]</i></u> OF <u><i>[Signature]</i></u> AT <u>11:05 A.M. July 14, 1971</u> WAS RECORDED IN BOOK <u>49</u> OF <u><i>[Signature]</i></u> AT PAGE <u>100-1</u> RECORDS OF SKAMANIA COUNTY, WASH.	
COUNTY AUDITOR <u><i>[Signature]</i></u>	