

74098

BOOK 49 PAGE 235

Pioneer National
Title Insurance Company
WASHINGTON TITLE DIVISION

MORTGAGE

THE MORTGAGOR, BRUCE G. TILDEN, a single man; - - - - -

hereinafter referred to as the mortgagor, mortgages to
- - - - - CROWN CAMAS CREDIT UNION - - - - -
the following described real property situate in the County of Skamania, State of Washington:

The following described real property located in Skamania County, State of Washington, to wit:

The Northeast Quarter of the Northeast Quarter of the Northwest Quarter (NE 1/4 NE 1/4 NW 1/4) of Section 17, Township 1 North, Range 5 E. W. M.;

TOGETHER WITH an easement and right of way for a water pipeline and an impounding reservoir as more particularly described in deed dated August 13, 1968, and recorded August 27, 1968, at page 336 of Book 59 of Deeds, under Auditor's File No. 70341, records of Skamania County, Washington.

THE WITHESS DESCRIBED MORTGAGED PROPERTY IS NOT USED PRINCIPALLY FOR AGRICULTURAL OR FARMING PURPOSES.

together with the appurtenances, and all awnings, screens, mantle, and all plumbing, lighting, heating, cooling, ventilating, elevating and watering apparatus and fixtures now or hereafter belonging to or used in connection with the property, all of which shall be construed as a part of the realty.

To secure the performance of the covenants and agreements hereinafter contained, and the payment of SIX THOUSAND SIX HUNDRED THIRTY FIVE DOLLARS AND 00/100 - - - (\$6,635.00) Dollars with interest from date until paid, according to the terms of a certain promissory note bearing even date herewith.

The mortgagor covenants and agrees with the mortgagee as follows: that he is lawfully seized of the property in fee simple and has good right to mortgage and convey it; that the property is free from all liens and encumbrances of every kind; that he will keep the property free from any encumbrances prior to this mortgage; that he will pay all taxes and assessments levied or imposed on the property and/or on this mortgage or the debt hereby secured, at least ten days before delinquency, and will immediately deliver proper receipts therefor to the mortgagee; that he will not permit waste of the property; that he will keep all buildings now or hereafter placed on the property in good order and repair and insured against loss or damage by fire to the extent of the full insurable value thereof in a company acceptable to mortgagee and for the mortgagee's benefit, and will deliver to mortgagee the policies, and renewal thereof at least five days before expiration of the old policies.

Should the mortgagor default in any of the foregoing covenants or agreements, then the mortgagee may perform the same and may pay any part or all of principal and interest of any prior encumbrance or of insurance premiums or other charges secured hereby, and any amount so paid, with interest thereon at the highest legal rate from date of payment shall be repayable by the mortgagor on demand, and shall also be secured by this mortgage without waiver of any right or other remedy arising from breach of any of the covenants hereof. The mortgagee shall be the sole judge of the validity of any tax, assessment or lien asserted against the property, and payment thereof by the mortgagee shall establish the right to recover the amount so paid with interest.

Time is of the essence hereof, and if default be made in the payment of any of the sums hereby secured, or in the performance of any of the covenants or agreements herein contained, then in any such case the remainder of unpaid principal, with accrued interest and all other indebtedness hereby secured, shall at the election of the mortgagee become immediately due without notice, and this mortgage may be foreclosed.

In any action to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or in any suit which the mortgagee may be obliged to defend to protect the unimpaired priority of the lien hereof, the mortgagor agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records, which sums shall be secured hereby and included in any decree of foreclosure.

Dated at Camas, Washington

this June 26, 1972

Bruce G. Tilden (SEAL)

____ (SEAL)

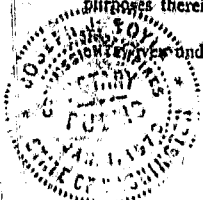
County of Clark

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this day of 29th June, 1972 personally appeared before me

----- Bruce G. Tilden, a single man -----

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year of this certificate above written.



Joseph J. Boyle
Notary Public in and for the State of Washington,
residing at Vancouver

STATE OF WASHINGTON

County of

On this day of

and

before me personally appeared

to me known to be the
of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that
authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Given under my hand and official seal the day and year in this certificate above written.



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

MAIL TO:

CROWN CAMAS CREDIT UNION
225 N. E. FOURTH AVENUE
CAMAS, WASHINGTON 98607
PHONE 834-3611

REGISTERED	INDEXED	RECORDED	COMPARED	MATCHED

P4933

MORTGAGE

BRUCE G. TILDEN

TO

CROWN CAMAS CREDIT UNION

STATE OF WASHINGTON
COUNTY OF SEASANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

OF

AT 9:45 A.M. JUNE 30, 1972

WAS RECORDED IN BOOK 49

OF PAGE 206

RECORDS OF CLALLAM COUNTY, WASH.

JUL 1 1972

COUNTY CLERK

J. Maynard

Pioneer National
Title Insurance Company