

75578

BOOK 50 PAGE 112



REAL PROPERTY MORTGAGE - Oregon
UNITED STATES NATIONAL BANK OF OREGON

Mortgagor (Borrower) A. C. Billie W. Fergy Date Jan 24 75
(Seller, Contractor, Lender) Lager Construction Co. Amount \$ 3860.00

As security for a note from the above named Mortgagor to the above named Mortgagee executed contemporaneously herewith in the amount set forth above, the Mortgagor hereby mortgages to the Mortgagee the following described real property in Skamania County, Oregon

Located Skamania County tract 15 (fifteen) 16 (sixteen) and 17 (seventeen) east half of tract 14 (fourteen) of sunshine acres-section II (eleven) township I (one) north range 5 (five) east of Willamette Meridian according to official plat thereof on file and of record in office of auditor Skamania county Washington except for following described portion of tract 16 (sixteen) and 17 (seventeen). Begin at northeasterly corner of tract 17 (seventeen) thence southwesterly along northerly line of said tract 17 (seventeen) distance of 69 feet to the initial point of excepted parcel southwesterly along northerly line of said tract 16 (sixteen) and 17 (seventeen) a distance of 100 feet thence at a right angle in a southeasterly direction a distance of 75 ft. thence at a right angle in a northeasterly direction a distance of 100 feet thence at a right angle in a northwesterly direction a distance of 75 feet to the initial point.

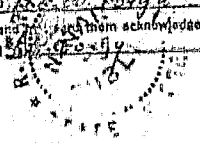
If said note or any extension or renewal thereof is paid as agreed, this Mortgage shall be void. In case of default in the payment thereof, this Mortgage may be foreclosed as provided by law.

- During the term of this Mortgage, Mortgagor agrees to the following:
1. All taxes, assessments, liens and encumbrances of all kinds in connection with this property shall be paid promptly when due and if not so paid, Mortgagee shall have the option of paying same, adding the cost to the debt secured by this Mortgage, the added amount drawing interest at the same rate as the note.
 2. Mortgagee agrees to cover said property and improvements with insurance as required by Mortgagee. If not so covered, Mortgagee shall have the option of purchasing such coverage, adding the cost to debt secured by this Mortgage, the added amount drawing interest at the same rate as the note.
 3. Mortgagee will keep all improvements on the property in good order and repair and will not commit or suffer any waste of the premises, nor remove from the premises any of the improvements.
 4. Mortgagee hereby assigns to Mortgagee all leases, rentals and the income from these during the term of the Mortgage.
 5. During the term of the Mortgage any additions or improvements shall be covered by this Mortgage.
 6. In the event any suit or action is instituted to enforce this Mortgage, or in the event of any appeal therefrom, the Mortgagor agrees to pay all costs and disbursements allowed by law and such sum as the court or judge responsible as attorney's fees. All such sums shall be secured by this Mortgage and included in the decree of foreclosure, and will draw interest at the same rate as the note.

A. C. Fergy Mortgagor
Billie W. Fergy Mortgagee
Michael Morton Witness

STATE OF OREGON
County of Multnomah

On this 24 day of January, 1975, before me personally appeared Michael Morton, witness, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as a witness thereto. He, being duly sworn by me, stated that he Billie W. Fergy resides in Multnomah County, Oregon that he was present and saw A. C. Fergy and Billie W. Fergy, personally known to him to be the signers of the foregoing instrument as parties thereto, sign and deliver the same and that they from their knowledge that they executed the same, and that he, the witness, thereupon signed his name as witness thereto at the request of said Billie W. Fergy and Billie W. Fergy.



R. J. [Signature]
Notary Public for Oregon
My Commission Expires 9-7-75

For value received the foregoing mortgage is hereby assigned to the United States National Bank of Oregon

STATE OF OREGON
County of Washington

Boyer Construction Co
[Signature]

Defendant appeared the within named and acknowledge the foregoing instrument to be his voluntary act and deed

R. S. [Signature]
Notary Public for Oregon
My Commission Expires 9-7-75

RECORDED
INDEXED
FILED
MAY 27 1975
CLERK OF COUNTY

75578

MORTGAGE

ASSIGNED TO
UNITED STATES NATIONAL BANK OF OREGON

STATE OF OREGON
County of Washington

I certify that the within instrument was received for record on the 1 day of March 1975 at 11 o'clock AM and recorded in Book 50 on Page 113 of the records of Washington of said County.

Witness my hand and seal of County affixed.
[Signature]
County Clerk (Recorder)

AFTER RECORDING RETURN TO:
UNITED STATES NATIONAL BANK
OF OREGON

South Salmon Branch Branch
UNITED STATES NATIONAL BANK OF OREGON
1000-11th Street
Portland, Oregon 97214
Oregon
Department