

75573

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REAL PROPERTY MORTGAGE  
UNITED STATES NATIONAL BANK OF OREGON

A. C. Billie W. Fergy  
Mortgagor (Buyer)

Mortgagor (Seller, Contractor, Lessor)

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

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 leaving described portion of tract 16 (sixteen) and 17 (seventeen). Begin at northeastern corner of tract 17 (seventeen) thence southwesterly along northerly line of said tract 17 (seventeen) distance of 69 feet to the initial point of described 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, rents and encumbrances of all kinds in connection with this property shall be paid promptly when due and if not so paid, Mortgagor shall have action 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. Mortgagor agrees to cover said property and improvements with insurance as required by Mortgagor. If not so covered, Mortgagor 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. Mortgagor 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 one of the improvements.
4. Mortgagor hereby agrees to Mortgagor 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 burdened by this Mortgage.
6. In the event any suit or action is instituted to foreclose 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 adjudicating reasonable 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.

R. C. Fergy

Mortgagor

B. C. Morgan

Mortgagor

R. J. Shultz

Witness

STATE OF OREGON

County of Muldoon

On this 24 day of April, 1972, before me personally appeared Michael Morgan, 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, deposes and says he resides in Muldoon, County, Oregon, that he was present and saw A.C. Fergy, personally known to him to be the signer of the foregoing instrument as parties thereto, sign and deliver the same and further deposes and says that they executed the same, and that he, the witness, thereupon signed his name, R. J. Shultz, whose name is also subscribed to the foregoing instrument as parties thereto at the request of said A.C. Fergy.

Notary Public for Oregon  
My Commission Expires 9-7-75

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

STATE OF OREGON  
County of Multnomah

Before me appeared the within named and acknowledge the foregoing instrument to be his voluntary act and deed.

Henry Public for the Bank 6-7-75  
My Commission Expired

**Mortgage**

ASSIGNED TO  
UNITED STATES NATIONAL BANK OF OREGON

STATE OR COUNTY  
Oregon

County of Multnomah

I certify that the within instrument was recorded for  
rec'd on the 1 day of June 1975 at 10 A.M. and recorded  
19-22 at 10 o'clock A.M. and recorded  
in Deed #50 on Page 113  
at Multnomah County  
of Multnomah County.

Witness my hand and seal or County affixed.

John H. Pendleton  
County Clerk Recording

John H. Pendleton  
County Clerk Recording

AFM RECORDING RETURN TO:  
UNITED STATES NATIONAL BANK  
OF OREGON

SUN & SALMON BRANCH BRANCH  
UNITED STATES NATIONAL BANK OF OREGON  
ADDRESS  
FORTLAND, OREGON 97114  
OREGON

FOR RECORDING ONLY  
DEPT