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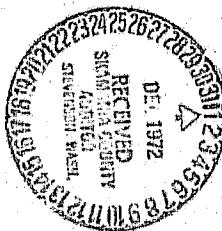
## MORTGAGE

The Mortgagors, William R. Cloosner and Annistic M. Cloosner, husband and wife,  
of Stevenson, Washington

Herby mortgage to Clark County Savings and Loan Association, a Washington corporation, the following described real property situated in Clark County, State of Washington, to-wit:

Skamania

Beginning at a point on the northerly line of the Evergreen Highway which is 844.6 feet south and 2,036.72 feet west of the northeast corner of Section 21, Township 2 North, Range 7 E. L. M.; thence westerly along the northerly line of the said Evergreen Highway 100.15 foot to the initial point of the tract hereby described, said point being the northwest corner of a tract conveyed to Ernest Stone and Ethel M. Stone, husband and wife, by deed recorded at page 578 of Book 31 of Deeds, Records of Skamania County, Washington; thence north  $80^{\circ} 48'$  west 100.8 feet; thence westerly along a curve parallel to the center line of the said Evergreen Highway 156.3 feet; thence southerly at a right angle in a line perpendicular to the said Evergreen Highway to intersection with the northerly line of the road designated as Old State Road No. 8; thence easterly following the northerly line of said Old State Road No. 8 to the initial point; said tract being designated as Lots 3, 4 and V of Block Seventeen of the unrecorded plat of North Bonneville, Washington.



and all interest or estate therein that the mortgagors may hereafter acquire, together with the appurtenances and all belongings, window shades, screens, mantles, and all plumbing, lighting, heating, cooling, ventilating, elevating and raising apparatus, furnace and heating systems, water heaters, furnaces, fuel storage bins and tanks and irrigation by tank and all built-in fixtures, ovens, cooking ranges, refrigerators, dishwashers and cupboards and cabinets, and all trees, gardens, lawns, shrubbery, and vines, events, easings, rights, fixtures whether now or hereafter belonging to or used in the enjoyment of said property, all of which shall be construed as a part of the realty. The herein described mortgaged property is not used principally for agricultural or farming purposes.

All to secure the payment of the sum of **THIRTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 - \$ 13,750.00**

with interest thereon and payable in monthly installments of \$ **104.70** each, beginning on the 10th day of January, 19 73, and payable on the 10th day of each month thereafter, according to the terms and conditions of one certain promissory note bearing even date herewith.

This mortgage lien shall continue in force and exist as security for any and all other indebtedness which may hereafter be made by the Mortgagor to the Mortgagor and shall continue in force and exist as security for any debt now existing or hereafter to become owing, by the Mortgagor to the Mortgagor.

The Mortgagors hereby (jointly and severally if more than one) covenant and agree with the Mortgagor as follows:

That the Mortgagors have a valid, unencumbered title in fee simple to said premises, and will warrant and forever defend the same against the lawful claims and demands of all persons whomsoever.

That the Mortgagors will during the continuance of this mortgage, permit no waste or injury of the mortgaged premises, and will keep the buildings and appurtenances on said property in good state of repair.

That the Mortgagor will pay said promissory note according to its terms. Should the Mortgagor fail to pay any installment of principal or interest provided for in said note, or any sum due under this mortgage, or breach of any covenant or agreement herein contained, then the entire debt secured by this mortgage shall, at the election of the Mortgagor, become immediately due and payable. Should the Mortgagor fail to pay any sum which they are required to pay, the Mortgagor may, without waiver of any remedy hereunder for such breach, make full or partial payment thereof, and the amount so paid with interest thereon at 10% per annum shall become immediately payable to the Mortgagor and shall be secured by this mortgage. The payments made by the Mortgagor upon the indebtedness secured by this mortgage may be applied as the Mortgagor may elect either upon the amount which may be due upon said promissory note or upon any amount which may be due under the provisions of this mortgage.

That the Mortgagors will keep all buildings thereon continually insured against loss or damage by fire and such other hazards as the Mortgagor may specify to the extent of the amount due hereunder, in some responsible insurance company or companies satisfactory to the Mortgagor and for the protection of the latter, and that the Mortgagors will cause all insurance policies to be duly endorsed and delivered to the Mortgagor, together with receipts showing payment of all premium therefor, and that the Mortgagors will keep no insurance on said building other than as stated herein. That it shall be option with the Mortgagor to name the company or companies and the agents thereof by which the insurance shall be written, and a refund acceptance of any policy offered, and to surrender and cause to be cancelled any policy which may be received or accepted and to place the insurance or cause the policies to be written, all at the cost, charge and expense of the Mortgagor; but in no event shall the Mortgagor be held responsible for failure to have any insurance written or for any loss or damage growing out of a defect in any policy, or growing out of the failure of any insurance company to pay for any loss or damage insured against. That the Mortgagor is authorized to compromise and settle any claim for insurance, and to receipt therefor on behalf both of the Mortgagors and their assigns and the Mortgagor.

That the Mortgagor will pay all sums contracted, and which may from time to time become due and payable by virtue of the mortgage and servitude, or imposed upon the mortgage or the other several servitudes, or on the same by reason of the same, and shall immediately pay and discharge any late payment premium or other charges and in respect thereto and in respect of the amount of the principal sum, interest, taxes, assessments, and other governmental levies which are or may from time to time be payable by the Mortgagor under the terms of the mortgage, or the note secured thereby, the amount of such payments to be from time to time so conditioned as to be paid by the Mortgagor at the time of payment of such taxes, assessments, or other amounts shown by the official statements thereof, and to the payment of such taxes, assessments, or other amounts shown by the official statements thereof, and to the payment of such insurance premiums in the amount actually paid or incurred therefor. And such budget payments are hereby made by the Mortgagor as collateral security for a performance of this mortgage and the note secured thereby and the Mortgagor agrees that, without notice, apply said budget payments upon any sums delinquent upon said note or notes under this mortgage.

In any action brought to foreclose this mortgage or to protect the title thereto, the Mortgagor shall be liable to the mortgagee for the reasonable attorney fees to be allowed by the court, and the reasonable cost of conducting the action, and obtaining abstracts of title or title opinions for use in said action, and said costs shall be incurred by this mortgagee. In any foreclosure action a deficiency judgment may be entered in favor of the Mortgagor, and a receiver may be appointed to collect the rents, issues and profits from the mortgaged premises.

And it is further covenanted and agreed that the owner and holder of this mortgage and of the promissory note hereby shall have the right, without notice, to grant to any person liable for said mortgage indebtedness, any extension of time for payment of all or any part thereof, without in any way affecting the personal liability of any party obligated to the indebtedness.

Wherever the terms "mortgagor" occur herein it shall mean "mortgagor" when only one person executed this document and the liability hereunder shall be joint and several.

Dated at Everett Washington November 30,  
Stovensons

, A. D. 1972

*William R. Closer*  
WILLIAM R. CLOSER

*Amelie R. Closer*  
AMELIE R. CLOSER

STATE OF WASHINGTON:

County of Clark State of Washington

On the day personally appeared before me William R. Closer and Amelie R. Closer, husband and wife, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and doth also say that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Signed under my hand and affixed seal this 30th day of November

, A. D. 1972

*Notary Public in and for the State of Washington  
residing at Steilacoom, thence  
Stovensons*

25574

MORTGAGE

Loan No. 5328

FROM  
WILLIAM R. CLOSER  
and  
AMELIE R. CLOSER

TO

CARTERS COUNTY SAVINGS AND  
LOAN ASSOCIATION  
Emerson Webster Station

STATE OF WASHINGTON

PRESENT CERTIFY THAT THE WRITTEN  
INSTRUMENT OF WRITING PREPARED  
BY WILLIAM R. CLOSER

AT 12:00 M. D. 1972  
IS RECEIVED IN THE  
RECORDS OF CARTERS COUNTY BANK  
AT PACIFIC 1144  
CARTERS COUNTY, WASHINGTON

COUNTY REC'D.

RECEIVED

RECORDED

INDEXED

SEARCHED

FILED

Clatsop County Savings & Trust  
Company  
Clatsop  
Oregon