

in 108 consecutive monthly installments, each installment in the amount of \$6,296, except the final installment which shall be \$6,96, commencing MAR 1 1975 15, and continuing monthly thereafter or till paid.

NOW, THEREFORE, to secure the payment and performance by Mortgagor of the Note and the Installment Contract and the performance of the covenants herein contained and to induce Mortgagor to enter into the Installment Contract with the Mortgagor, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, the Mortgagor does hereby mortgage to Mortgagor, his heirs, executors, administrators, successors or assigns, the following real estate situated at Rt 2 - Box 4499 Washougal in the County of Skamania, State of Washington, more particularly described, to wit: descriptions attached separate paper.

being and intended to be the same premises conveyed to Mortgagor by deed dated 1975 and recorded

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in Vol. at page The above described real property is not principally used for agricultural or farming purposes.

TOGETHER WITH the improvements, hereditaments, appurtenances, tenements, rents, issues, profits, water rights, and other rights or privileges now or hereafter belonging to or used in connection with the premises above described, and all fixtures now or hereafter installed or used in connection with said property, all of which shall be construed as part of the reality, and shall not be removed without prior written consent of Mortgagor. This mortgage shall also secure amendments, extensions, and renewals of the said indebtedness, and any Note or Notes, and the payment, performance and observance of all other indebtedness, obligations, and liabilities of any kind of Mortgagor to Mortgagor, its successors and assigns, now existing or hereafter arising, and all instruments executed and delivered as evidence thereof.

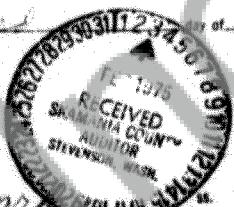
And the Mortgagor promises and agrees, (a) Mortgagor will pay all taxes, assessments and other charges that may be levied, assessed, or charged against the said premises, when due and payable according to law and before they become delinquent; (b) Mortgagor will keep all buildings, foundations and parts in good repair; (c) Mortgagor will obtain and maintain fire and extended insurance on said property and other insurance requested by the Mortgagor, with insurance company satisfactory to Mortgagor, with loss payable to the Mortgagor, and Mortgagor shall provide, upon Mortgagor's request, any certificates or other evidence satisfactory to Mortgagor of said insurance coverages, which coverages shall also provide for ten (10) days prior written notice to Mortgagor of any cancellation or material modification of insurance; (d) Mortgagor will not sell, mortgage, transfer, encumber, or otherwise dispose of the said premises without the prior written consent of Mortgagor, or allow any waste of said premises to be committed during the continuance of this mortgage; (e) Mortgagor will make payment, all mechanics' and materialmen's, workmen's, judgment or tax liens which may be levied or assessed against Mortgagor, or with respect to the said premises, and Mortgagor will make payment of any sum due under the terms of any realty mortgage covering said premises; (f) Mortgagor will, at its own expense, perform all acts necessary to documents and furnish all information requested by Mortgagor, with respect to any matter referred to herein, or to evidence, perfect, maintain, and reduce Mortgagor's security in said premises, and Mortgagor may in its discretion, for the account and expense of Mortgagor, pay any amount or do any act required of Mortgagor hereunder or requested by Mortgagor to preserve, protect, maintain, and enforce the said indebtedness or the security in the said premises, or grants in this mortgage, and when Mortgagor fails to do or pay, including, but without limitation, the payment of any interest, premium, costs, taxes, assessments, or water rates, All such amounts so paid shall bear interest computed at the highest lawful contract rate, and shall be payable by Mortgagor upon demand and the amount so paid shall be so much additional indebtedness secured hereby; (g) At any time Mortgagor may sell, pledge, mortgagor, assign and deliver or otherwise dispose of the Note, the Installment Contract and this mortgage, whereupon Mortgagor shall be vested with full powers and rights of the Mortgagor with respect thereto.

IN CASE the Mortgagor shall fail to pay any said indebtedness when due or if Mortgagor shall fail to observe or perform any of the terms, conditions, covenants or agreements of this mortgage, or the Note or Installment Contract or any other agreement between Mortgagor and Mortgagor, or if any representation or statement of fact made to Mortgagor at any time by Mortgagor is false or misleading in any material respect, or if the Mortgagor shall become insolvent, becomes defined or evidenced, or commits an act of bankruptcy or makes an assignment for the benefit of creditors or appoints a committee of creditors, or if there shall be filed by or against the Mortgagor any petition for relief under the laws of the United States, or under any insolvency, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction, or if any petition or application for any court, or tribunal, or law, or in equity, be filed by or against the Mortgagor for the appointment of any receiver, or trustee for the Mortgagor or any part of the property of the Mortgagor, or if such receiver or trustee be appointed, the Mortgagor, at its option, declare any part or the entire indebtedness secured hereby, immediately due and payable, without notice to or demand upon the Mortgagor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

THIS MORTGAGE shall be binding upon the heirs, executors, administrators, successors, and legal representatives of Mortgagor, and shall inure to the benefit of the successors, executors, and assigns of this Mortgagor.

Dated this 23rd day of January, 1975



X Richard L. Surlock 10-75
Mortgagor (husband) (Seal)

X Corinne V. Surlock 10-75
Mortgagor (wife must sign)
(Type or print names beneath signatures)

STATE OF WASHINGTON
County of Clark

On this day personally appeared before me

Richard H. Clark Corinne V. Surlock

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that

she signed the same free and voluntary as and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23rd day of January, 1975

My commission expires 12-2-78

Jack A. Brown 10-75
Notary Public in and for said county and state.

"TENURETH: That the seller agrees to sell to the purchaser, and the purchaser agrees to purchase from the seller the following described real estate, with the appurtenances, in Skamania County, State of Washington:

That portion of the W th half of the Northeast Quarter (NE 1/4 NE 1/4) of the said Section 19, Township 2 North, Range 5 E.W.M., described as follows:

Beginning at the Northwest corner of the NE 1/4 of the NE 1/4 of the said section 19; thence South 440 feet; thence East 1480 feet; thence North 440 feet; thence West 1480 feet, more or less, to the point of beginning SUBJECT to easement and rights of way for electric power transmission lines granted to PUD # 1 of Skamania County, by deed dated Oct. 14, 1977 recorded Nov. 15, 1970, page 368 of Book 62 of Deeds, under Auditor's File No. 72907, Records of Skamania County, Wash.;

SUBJECT to easements and rights of way, if any, for public roads over and across the real estate above described.