

Pioneer National
Title Insurance Company
WASHINGTON TITLE DIVISION

MORTGAGE

THE MORTGAGORS, ARLEN C. FORGY (who also appears of record as Arlen C. Forgy) and Billie W. Forgy, husband and wife, presumptively as community property;

hereinafter referred to as the mortgagors mortgages to

the following described real property situate in the County of SKAMANIA, State of Washington:

Tracts No. 15, 16 and 17, and the East Half of Tract No. 14 of SUNSHINE ACRES in Section 11, Township 1 North, Range 5 E. N. W., according to the official plat thereof on file and of record at page 45 of Book A of Plats, Records of Skamania County, Washington;

EXCEPT, However, the following described portion of Tracts No. 16 and 17: Beginning at the northeasterly corner of said Tract No. 17, and thence southeasterly along the northerly line of said Tract No. 17 a distance of 69 feet to the initial point of the excepted parcel; thence continuing southeasterly along the northerly lines of the said Tracts No. 16 and 17 a distance of 100 feet; thence at a right angle in a southeasterly direction a distance of 75 feet; thence at a right angle in a northeasterly direction a distance of 100 feet; thence at a right angle in a northeasterly direction a distance of 75 feet to the initial point.

The within described mortgaged property is not used principally for farming or agricultural purposes.

together with the appurtenances, and all awnings, screens, mantels, 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 Twelve Thousand and NO/100 (\$12,000.00) Dollars with interest from date until paid, according to the terms of a certain promissory note bearing even date herewith.

The mortgagors 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 unceasingly 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 renewals thereof at least five days before expiration of the old policies.

Should the mortgagors 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 mortgagors 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 mortgagors agree 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 March 12, 1975.

Arlen C. Forgy (SEAL)
Billie W. Forgy (SEAL)

STATE OF WASHINGTON

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County of Clark

ss.

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 12th day of March, 1975 personally appeared before me

-Arlin C. Forgy (who also appears of record as Arlen C. Forgy) and BELLIE W. FORGY, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

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 Camas

STATE OF WASHINGTON

ss.

County of

On this _____ day of _____

before me personally appeared

to me known to be the _____ and _____
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

P. O. Box 1108

Camas, WA 98607

REGISTERED	13
INDEXED: DIR.	13
INDEXED: T	13
RECORDED	13
COMPALED	13

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MORTGAGE

TO

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

John J. Spalber

AT 4:00 P.M. MAR 25 1975

WAS RECORDED IN BOOK 52

OF PAGE 517

RECORDS OF SKAMANIA COUNTY, WASH.

John J. Spalber

COUNTY AUDITOR

E. W. Spalber

Pioneer National
Title Insurance Company