USDA-FmHA Form FmHA 427-1 WA (Rev. 5-3) 74)

REAL ESTATI MORTGAGE FOR WASHINGTON

WHEREAS, the undersigned	KNOW ALC MEN BY THESE	PRESENTS, Dated APP	RIL 24, 1975	المراقع المراق ومعالمة والمراقع المراقع المرا
residing in	WHEREAS, the undersigned	Dennis W. Sither	wood and Ramona A. Sit	herwood
herein called "Borrower," are (is' justly indebted to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, herein called the "Government," as evidenced by one or more certain promissory note(s) or assumption agreement(s), herein called the "Government," as evidenced by one or more certain onte "mote" in as that one mote is described below, the two d'note" as used herein shall be construed as referring to each note singly or all notes collectively, as the certain as appendix specified therein, and horizon of the entire indebtedness at the option of the Government is a splanness as pecified therein, and being further described as follows: Date of Instrument Principal Jonount And the note of "Sences a loan to Borrower, and the Government, at any time, may assign the note and mane the payment thereof pts at to the Consolidated Farm and Rural Development Act, or lifle V of the Howing Act of 1915. And it is the purpose and intent of this instrument that, among other things, at all times when the note is held by the Government, or in the event the Government abound assign this instrument without insurance of the first as assistance of the note or attach to the debt evidenced thereby, but as to the note and such deat shall constitute on indeators of the note or attach to the debt evidenced thereby, but as to the note and such deat shall constitute on indeators. Now, THEREFORE, in consideration of the hours and a at all times when the note is held by the covernment against loss under its insurance contract by reason of any default by the covernment of the note and any remembrand assign this instrument without insurance of the payment of the note one prompt payment of the note and any remembrand of the note one of the note o	mayvagādīdi līgama, ūpomulagama gura co St. 1976 tu l	austrinkaksen opiska – energia kala avena, opisika avendikka menditenskinde	en andron Brogins a servicio de la compania del compania del compania de la compania del la compania de la comp	a real control of the second
istration, United States Department of Agriculture, herein called the "Government," as evidenced by one or more certain promissory note(s) or assumption agreement(s), herein called "note" it in as a than one note is described below, the word "note" as used herein shall be construed as referring to each note singly or all notes collectively, as the course and processed more being executed by Borrower, being payable to the order of the towernment in notalizations as specified therein, authorizing acceleration of the entire indebredness at the option of the towernment in notalizations as specified therein, able in grant and being further described as follows: Date of Instrument Principal Johann Principal Johann Principal Johann And the note of Mences a loan to Borrower, and the Government, at any time, may assign the note and instance the payment thereof pix at to the Consolidated Farm and Rural Development Act, or litle V of the Hou ing Act of 1919. And it is the purpose and inteat of this instrument that, among other things, at all times when the note is held for the Government, or in the event the Government should assign this instrument without insurance of the internal shall secure payment of the note to the other eighted note is held by an insured holder, the materian is shall not easier pay to store a state to the debt eighted hereby, but as to the note and won deat all constitute or undernal shall secure to secure the Government should assign this instrument without insurance of the note to secure or undernal to incomity and insurance contract by reason of any default by Rorower. NOW, THEREFORE, in consideration of the loans and a at all times when the note is held by the Government or in the event the Government, with internal to insurance of the note to secure prompt payment of the note and any renewals and extensions thereof and any agreements contained therein, including any provision for the payment of an insurance or other charge, the at all times when the note is held by the Government o	residing in Skamani	1	County, Washingt	on whose post office address
Date of Instrument Principal bosont Principal	istration, United States Depar promissory note(s) or assumpt "note" as used herein shall be said note being executed by I authorizing acceleration of the	tment of Agriculture, herein calle don agreement(s), herein called " construed as referring to each not borrower, being payable to the o- g entire indebtedness at the opti	ed the "Government." as evider 'note" lit mess than one note i e singly or all notes collectively. Act of the Constantons in insti-	iced by one or more certain a described below, the word as the contest may require ligners as specified therein
And the note of Mences a foan to Borrower, and the Government, at any time, may assign the note and insure the payment thereof pic. In to the Consolidated Farm and Rural Development Act, or Fitle V of the Howling Act of 1916. And it is the purpose and intent of this instrument that, among other things, at all times when the note is held by the Government, or in the event the Government shall not extend to the delive ridined thereby, but as to the note in the instrument without insurance of the note of the note is held by an insured holder, this materian in shall not seeme pay to of the note or attach to the delive ridined thereby, but as to the note and such development that no material in a stage to secure the Government against loss under its insurance contract by reason of any default by Romover. NOW, THEREFORE, in consideration of the loans, and a at all times when the note is held by the Government of in the event the Government should assign this instrument without insurance of the payment of the note, to secure prompt payment of the note and any renewals and extensions thereof and any agreements contained therein, including any provision for the payment of an insurance or other charge, ib at all times when the note is held by an insured holder, to we me performance of Borrower's agreement herein to indemnify and save harmless the Government against loss under its insurance contract by reason of any default by Borrower, and (c) in any event and at all times to secure the prompt payment of all advances and expenditures made by the Government, with interest, as herematter described, and the performance of every covernant and agreement of Borrower contained herein or in any supplementary agreement. Borrower does hereby grant, bargain, sell, convey, mortgage, and assign with general warranty unto the Government the following property situated in the State of Washington, County(15) of Steamania.	. **			
payment thereof pic. Lat to the Consolidated Farm and Rural Development Act, or Title V of the Howing Act of 1946. And it is the purpose and intent of this instrument that, among other things, at all times when the note is held by the Government, or in the event the Government should issign this instrument without insurance of the inter-case assignment shall secure payment of the note is the horizontal shall be note in held by an insured holder, this instrument is shall not secure to the debt evidenced thereby, but as to the note and such debt island constitute or undered the account of the note of attach to the debt evidenced thereby, but as to the note and such debt island constitute or undered the account of the note in Government against loss under its insurance contract by reason of any default by the foregree. NOW, THEREFORE, in consideration of the loanes and a at all times when the note is held by the Government of in his instrument without insurance of the payment of the note, to seeme prompt payment of the note and any renewals and extensions thereof and any agreements contained therein, including any provision for the payment of an insurance or other charge, by at all times when the note is held by an insurance holder, to weare performance of Borrower's agreement herein to indemnity and save harmlass the tovernment against loss under its insurance cuntract by reason of any default by Borrower, and (c) in any event and at all times to secure the prompt payment of all advances and expenditures made by the Government, with interest, as herematter described, and the performance 4 every covernment and agreement of Borrower contained herein or in any supplementary agreement. Borrower does hereby grant, bargain, sell, convey, mortgage, and assign with general warranty unto the Government the following property situated in the State of Washington, County, (55) of Skemania.	4-24-75	\$19,000.00	B 1/8 55	4-24-2008
Tots 20,21 and 22 of Block one of Boyd and Wilkinsons Addition to the Town of	payment thereof pt	the Consolidated Farm and Rural intent of this instrument that, an ter Government should assign this ter, but when the note is held by at evidenced thereby, but as to the selose under its insurance contracteration of the loans, and a at assign this instrument without insural extensions thereof and any appearance, to indemnify and save harmless were, and (c) in any event and attenment, with interest, as herema end herein or in any supplement with general warranty unto the t	Development Act, or little Va- nong other things, at all times ve- linstrument without insurance an insured holder, this materion e note and such dept aball conse- t the reason of any default by it all times when the note is held trance of the payment of the not greeneuts contained therein, in the note is held by an insured he the forcernment against loss on all times to secure the prompt after described, and the performant	d the Howing Act of 1916, chen the note is held by the of the note is held by the intention of the note is assument, in shall not seeme pay \$1.52 time in indeap \$1.55 m adding rower; by the Googningent or in the cito seeme prompt payment fulfing any provision for the dides to seeme performance derits insurance contract by payment of all advances and hance. A every covenant and hereby grant, bargain, sell,
	N Lots 20,21 and 22		nd Wilkinsons Additio	n to the Town of

together with all rights, interests, costments, her databases and appurtenances therevato belonging, the rents, issues and profits thereof and revenues and luce her therefrom, all improvements and personal postery new or later attached thereto or reasonable necessary to the use thereof, including, but not limited to, ranges, refrigerators, contest washers, other daylers, or carpeting purchased or financed in whole or in part with boan funds, all water, water rights, and water stock pertaining thereto, and all payments at one time owner to be rower by virtue of any sale, lease transfer, conveyan, or condemnation of any part thereof or interest therein all distalled when purery.

TO HAVE AND TO HOLD the property more the Government and its assigns forever in fee simple.

BORROWER for himself, his heirs, executors, administrators, successors and a piges WARRANTS THE TITLE to the property to the Government against all lawful claims and demands whatsoever except any liens, encumbrances, easements, reservations, or conveyances specified hereinabove, and COVENASTS AND AGREE 1 as follows:

1. To pay promptly when the a v indebtedness to the Government Leeby secured and to indemnify and save hurmless the Government against any loss under its insurance of payment of the note by eason of any default by Borrower, At all times when the note is held by an insured holder. Borrower shall continue to on K. payments on the note to the Government, as collection agent for the holder.

(2) To pay to the Government such fees and other charges as may now or bareafter be required by regulations of the Farmers Home Administration.

(3) If required by the Government, to make additional monthly payments of 1/12 of the estimated annual taxes, ments, insurance premiums and other charges upon the mortgaged premises.

(4) Whether or not the note is insured by the Government, the Government may at any time pay any other a counts required herein to be paid by Borrower and not paid by him when due, as well as any costs and expenses for the preservation, protection, or enforcement of this lien, as advances for the account of Borrower. All such advances shall bear interest at the rate borne by the note which has the highest interest rate.

(5) All advances by the Government as described by this instrument, with interest, shall be immediately due and payable by Borrower to the Government without demand at the place designated in the latest note and shall be secured hereby. No such advance by the Government shall relieve Borrower from breach of his covenant to pay. Any payment made by Borrower may be applied on the note or any indebtedness to the Government secured hereby, in any order the Government determines.

(6) To use the loan evidenced by the note solely for purposes authorized by the Government.

(7) To pay when du all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or a sessed against the property, including ab the rees and assessments in connection with water, water rights, and water stock pertaining to or assonably necessary to the use of the real property described above, and promptly deliver to the Government without demand receipts evidencing such payment.

(8) To keep the pro-city naured as required by and under insurance policies approved by delivered to, and retained

by the Government.

(9) To maintain improvements in good repair and make repairs required by the Government; operate the property in a good and husbandmanlike manner: comply with such farm conservation practices and farm and bome management plans as the Government from time to time may prescribe; and not to abandon the property, or cause or possible waste, beauting or inprinted of the security covered hereby or, without the written consent of the Government, cut, dimove, or ease any timber, gravel, oil, gas, coal, or other minerals except as may be necessary for ordinary domestic surposes.

(10) To comply with all laws, ordinances, and regulations a feeting the property.

(11) To pay or reimburse the Government for expenses real mably decreased or in identificable protein and the free and priority hereof and to the entercement of or the compliance with the provisions hereof and of the mote any may supple mentary agreement (whether before or after default), including but not builted, as osts of a denical property, costs of recording this and other instruments, attorneys feet, treasures feet and vertising, selling, and conveying the property.

(12) Neither the property nor any portion there if or interest therein shall be used, an ened and transferred or encumbered voluntarily or otherwise, without the written consent of the Gardiner Tenant and shall have the solid and exchange thereinder, including but not limited to an power to an a commit, but not work would ordinations, and satisfaction, and no matter shall have may right the for interest in our a tip like an only time.

(13) At all reasonable times the Government and its agents may impose the properties attention whether the covariants and agreement contributed baseling in its may apply the properties at certain whether the covariants.

and agreements contained berem or in any supplementar agreement are being performed

and agreements contained herein or in any supplemental agree it, are by a performed.

(14) The Government may extend and defer the rise of a treme of the office the distribution of the partie of light containing the form of the property from any substraining the large portions of the property from any substraining to the interest, and wanter any other tights has under sufficient affecting the lien or princitly better for the liability to be to recent and wanter any other party for an agree of the liability of the force of the liability of t

(15) If at any time is still appear to the "overring or that Decimer may be able to obtain a least some a readily and credit association, a federal land bank at the experiment experiment or provide credit association. The experiment is a complete complete the control of the experiment of the experim purchased in a cooperative lending ages to connect a with such loan

purchased in a cooperative tenung ages. Connection with such town.

(16) Default hereunder that construct default under any other real estates. Codes in a country in a security instrument held in unsuco, by the assections and executed or an open to the transfer of the construction of default. The execution instrument half constructed default instruments.

other secure instrument half-come to determ the performance or discharge of medical many forces assessed to ship instrument, or should any one of the parties named as Bostoner or the parties of the parties named as Bostoner or the parties of the and remedic briefled between our by present or builty law.

(18) The proceeds of fureclosure sale shall applied in the oldowing order to the payment of a social and expenses incident to enforcing or complying with the province observed. If any principens required by low or a surprise of paid, (c) the debt evidenced by the note and a social contacts to the transferrenced secure discount of a surprise of record required by law or a competent court to be so paid, (c) at the discount of surprise of the conservation of the surprise of the conservation of the province owing to or a cored by the Government and if any balance to force over At arteclosure or other codes of all of any part, of the property, the Government and its opens may bid and purchase as a stranger and may pay the inconservation of the purchase price by crediting such amount on any needs of horrower twing to be instead by the transformance process.

order prescribed above.

(19) horrower recognizes that, pursuant to Federal law the Government will not be bound by any present or determ laws, (a) providing for valuation appraisal homestrad in exemption of the property, it problem me meintenance of an action for a deficiency judgement or amiting the amount thereof or the time within which rule action must be brought prescribit: any other statute of limitations, (d) allowing any right of addinguism or passession following any tentificants sale, or (e) beniting the conditions which the Government may by exquistion impose including the intrest rate it may charge, as a condition of approving a transfer of the property to a new Bostower Bostower expressly waters the benefit of any such State laws. Borrower hereby relinquishes, walves, and conveys all rights, inclinate or consummate, of descendower, and curreny.

(20) If any part of the loan for which this instrument is given shall be used to finement this purchase, execution or rapair of "roport" to be used as an owner occupied dwelling therein call d "the twelling", and if thereower intends to sell or rent the dwelling and has obtained the Covernment's consent to do a to nember florrower nor anyone authorized to act for him will, after receipt of a bona fide offer, refuse to negotiate for the sale or rental or the dwelling or will otherwise make unavailable or deny the dwelling to any me because of race, color, religion or not onal origin, and its flores wer recognizes as a "egal and hereby disclosine, and will not comply with or attempt to enforce any restrictive covenants on the dwelling

relating to ract, color, religion, or national origin.

(21) This instrument shall be subject to the present regulations of the Farmers Home Administration, and to its future

regulations not inconsistent with the express provisions hereof.

(22) Notices given hereunder shall be sent by certified mail unless otherwise required by law, addressed, unless and until some other address is designated in a notice so given, in the case of the Government to Farmers Home Administration, until some other address is designated in a notice so given, in the case of the Government to Farmers Home Administration, until some other address is designated in a notice so given, in the case of Borrower to him at his post United States Department of Agriculture, at Wenatchee, Washington 98801, and in the case of Borrower to him at his post Consideration of Agriculture, at Wenatchee, Washington 19801, and in the case of Borrower to him at his post United States Department of Agriculture, at Wenatchee, Washington 19801, and in the case of Borrower to him at his post United States Department of Agriculture, at Wenatchee, Washington 19801, and in the case of Borrower to him at his post United States Department of Agriculture, at Wenatchee, Washington 19801, and in the case of Borrower to him at his post United States Department of Agriculture, at Wenatchee, Washington 19801, and in the case of Borrower to him at his post United States Department of Agriculture, at Wenatchee, Washington 19801, and in the case of Borrower to him at his post United States Department of Agriculture, at Wenatchee, Washington 19801, and in the case of Borrower to him at his post United States Department of Agriculture, at Wenatchee, Washington 19801, and in the case of Borrower to him at his post United States Department of Agriculture, at Wenatchee, Washington 19801, and his post United States Department of Agriculture, at Wenatchee, Washington 19801, and his post United States Department of Agriculture, at Washington 19801, and his post United States Department of Agriculture, at Washington 19801, and his post United States Department of Agriculture, at Washington 19801, and his post United States Department of Agriculture, at Was

Office address stated above.

(23) If any provision of this instrument or application thereof to any person or circumstances is held invalid, such invalidity will not affect other provisions or applications of the instrument which can be given affect without the invalid provision or application, and to that end the provisions hereof are declared to be severable.

WITNESS the hand(s) of Borrowe	er the day and year first	above written.	
		Munnes 10 Dennis W. Sith	
		Ramona A. Sith	Su telwood
STATE OF WASHINGTON	}-	ss: ACKN	OWLEDGMENT
COUNTY OF Skamania		DENNIS W.	SITHERWOOD and RAMONA A.
On this day personally appeared	before me the within na	med	
SITHERWOOD, husband and t	wife,	to me	Known to be the marriage
in and who executed the wichia and free and voluntary act and deed, for	force ing instrument and the uses and purposes the	acknowledged that rein mentikned.	they signed the same as their
free and voluntary and and are		day/of	App 1 19.75.
Given under my hand and official	il seal cois	Killilill	Halven
at the same of the		Notary Public in and J	or the State of Washington, residing a
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