



79147

THIS INDENTURE WITNESSETH: That JOSEPH P. GRIMS

of the County of YAMHILL, State of OREGON, for and in consideration of the sum of THIRTY-ONE THOUSAND NINE HUNDRED FIFTY Dollars (\$31,950.00), to in hand paid, the receipt whereof is hereby acknowledged, he granted, bargained, sold and conveyed, and by these presents do grant bargain, sell and convey unto BRUCE L. GRAVES and BETTY LOU GRAVES his wife, or upon the death of either, then to the one surviving of the County of YAMHILL, State of OREGON, the following described premises situated in SKAMANIA County, State of WASHINGTON, to-wit:

The Southwest Quarter of the Northeast Quarter of Section 36,
Township 4 South, Range 7-1/2 East of the Willamette Meridian,
Skamania County, State of Washington.

Together with the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining. To have and to hold the same with the appurtenances, unto the said

THEIR HEIRS AND ASSIGNS FOREVER. *THIS CONVEYANCE is intended as a Mortgage to secure the payment of the sum of* *(\$31,950.00)* *in accordance with the terms of* *that* *certain promissory note* *of which the following is a substantial copy:*

\$31,950.00

March 1975

I promise to pay to the order of Bruce L. Graves and Betty Lou Graves, his wife or upon the death of either, then to the one surviving, the sum of THIRTY-ONE THOUSAND NINE HUNDRED FIFTY AND 1/100 DOLLARS, with interest thereon at the rate of eight (8) percent per annum from date hereof until paid, payable in the manner and form following: Not less than \$13,050.00, plus the then accumulated interest, on the 1st day of April, 1976 and a like payment on the first day of April, 1977, with the remaining balance, plus interest, to be paid on or before the 1st day of April 1978. The maker hereof expressly reserves the right to pay the whole of said indebtedness at any time. If any of said installments is not so paid, all principal and interest shall become immediately due and collectible at the option of the holder of this note.

If this note is placed in the hands of an attorney for collection, I promise and agree to pay holder's reasonable attorney's fees and collection costs, even though no suit or action is filed hereon; however, if a suit or action is filed, the amount of such reasonable attorney's fees shall be fixed by the courts, or courts, in which the suit or action, including any appeal thereon, is tried, heard or decided.

The mortgagor warrants that the proceeds of the loan represented by the above described note and this mortgage are:

- (a)* primarily for mortgagor's personal, family, household or agricultural purposes (see Important Notice below),
- (b) for an organization or (even if mortgagor is a natural person) are for business or commercial purposes other than agricultural purposes.

Now, if the sum of money due upon said instrument shall be paid according to the agreement therein expressed, this conveyance shall be void; but in case default shall be made in payment of the principal or interest or any part thereof as above provided, then the said DELOIS L. GAVES and BETTY L. GAVES

his heirs or assigns may foreclose the Mortgage and sell the premises above described with all and every of the appurtenances or any part thereof, in the manner prescribed by law, and out of the money arising from such sale, retain the said principal, interest and attorney's fees as provided in said note, together with the costs and charges of making such sale and the surplus, if there be any, pay over to the said DELOIS L. GAVES

Witness hand this 21 day of March 1975

*IMPORTANT NOTICE: Delets, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable, the mortgagee MUST comply with the Truth-in-Lending Act and Regulation Z by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use S-N Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, use S-N Form No. 1306, or equivalent.

MORTGAGE

(FORM No. 7)
STEVENS-NEEL LAW FIRM, CO., PORTLAND, ORE.

TO

STATE OF OREGON, Clatsop ss.
County of Clatsop

I certify that the within instrument was received for record on the 21 day of March, 1975, at 3 o'clock P M., and recorded in book 52 on page 201 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By Alfred W. G. Title. Deputy.

AFTER RECORDING RETURN TO

REGISTERED	INDEXED	FILED	RECORDED	MAILED
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STATE OF OREGON,

County of Clatsop ss.

BE IT REMEMBERED, That on this 21 day of March, 1975, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DELOIS L. GAVES

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that DELOIS L. GAVES executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Alfred W. G.
Notary Public for Oregon.

My Commission expires 12-25-75