

Pioneer National  
Title Insurance Company

WASHINGTON TITLE DIVISION

## MORTGAGE

THE MORTGAGOR

BESSIE L. JARRELL, a widow,

hereinafter referred to as the mortgagor, mortgagee to W. C. MANSFIELD, a widower,

the following described real property situate in the County of Skamania, State of Washington: A tract of land located in the Southwest quarter of the Southeast quarter of Section 1, Township 1 North, Range 5, East of the Willamette Meridian, more particularly described as follows: BEGINNING at a point 3,042.9 feet East and 293 feet North of the Southwest corner of the said Section 1; thence North 234.3 feet to the Southerly boundary of Primary State Highway No. 8; thence along the Southerly boundary of said highway North 57°20' East 417 feet; thence South 297.7 feet to the Northerly boundary of the Spokane, Portland & Seattle Railway Company's right of way; thence South 65°16' West along the Northerly boundary of said right of way 386.4 feet to the point of beginning; EXCEPT a strip of land 0.17 acres, more or less, along the West side thereof conveyed to Hazel Banks (known by deed dated June 2, 1933, and recorded May 16, 1945, at page 360 of Book 39 of deeds, Records of Skamania County, Washington; TOGETHER with an easement for water pipeline from a certain spring or stream known as Twin Creek as described in deed dated September 2, 1931, and recorded at page 560 of Book W of Deeds, Records of Skamania County, Washington.

The above described real estate is being purchased by Mortgagor under a real estate contract, and this mortgage is intended to cover all interest Mortgagor now has in said property, together with all interest she may hereafter acquire.

together with the appurtenances, and all awnings, screens, mantels, and all plumbing, 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 One Thousand and no/100 ----- (\$1,000.00) Dollars with interest from date until paid, according to the terms of a certain promissory note bearing even date herewith.

The mortgagor 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 mortgagor 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 mortgagor 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 mortgagor agrees to pay a reasonable sum as attorney's fee, 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 Washougal, Washington this

11th day of Oct. 1975

Bessie L. Jarrell (SEAL)

(SEAL)

STATE OF WASHINGTON

BOOK 51 PAGE 928

County of Clark

55.

I, the undersigned, a notary public in and for the State of Washington, hereby certify, 11/8/75  
day of October 1975 personally appeared Bessie L. Jewell, a widow,

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and stated the same as her 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.

[Signature]  
Notary Public in and for the State of Washington  
residing at Vancouver



STATE OF WASHINGTON

56.

County of

On this \_\_\_\_\_ day of \_\_\_\_\_ before me personally appeared \_\_\_\_\_

and \_\_\_\_\_  
to me known to be the \_\_\_\_\_  
of \_\_\_\_\_ 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:

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\_\_\_\_\_  
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REGISTERED	INDEXED	DIR.	INDIRECT	RECORDED	COMPARED	MAILED
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MORTGAGE

TO

STATE OF WASHINGTON  
COUNTY OF SKAGANAWA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

St. Mary's

OF 823 7-8-47

AT 11:10 A.M. 10-14-75

WAS RECORDED IN BOOK 52

OF Page 927

RECORDS OF SKAGANAWA COUNTY, WASH.

[Signature]

COUNTY CLERK

[Signature]

Pioneer National  
Title Insurance Company