

The Mortgagors, VICTOR L. BEARD and MILLIE Z. BEARD, husband and wife
of Washougal, Washington

Skamania

Hereby mortgage to Riverview Savings Association, a Washington corporation, the following described real property situated in Skamania County, State of Washington, to-wit:

Beginning at the southeast corner of Jack Haffey 0.67 acre tract in Section 11, Township 1 North, Range 5, E.W.M., said point being 1,254.01 feet south and 2,884.76 feet west of the northeast corner of said Section 11; thence south 27° 32' east 483.3 feet to north boundary of old Vancouver Cascades Road; thence along said north boundary south 55° 59' west 108.05 feet; thence south 21° 47' west 274.54 feet; thence south 05° 22' west 153.84 feet; thence south 09° 05' west 36.67 feet; thence south 43° 07' west 104.45 feet to center of Duval Creek; thence following the center of Duval Creek north 16° 58' east 124.82 feet; thence north 41° 40' west 85.6 feet; thence north 83° 10' west 97.4 feet; thence south 72° 40' west 211.4 feet; thence south 74° 55' west 280.4 feet; thence south 68° 51' west 145.6 feet; thence north 75° 02' south boundary of primary State Highway no. 8; thence along said south boundary in a northeasterly direction to west line of Jack Haffey 0.67 acre tract; thence along said west boundary south 16° 33' east 37 feet; thence south 83° 45' east 61.8 feet; thence north 78° 00' east 243.0 feet to the point of beginning, containing 14.44 acres, more or less; EXCEPT that portion, if any, of the above tract included within those certain parcels of land conveyed to A. F. Workman and wife and to A.O. Krogstad by deeds recorded respectively at page 226 of Book I of Deeds, and at page 91 of Book L of Deeds, Records of Skamania County, Washington; AND EXCEPT the following described tract: Beginning at the southeast corner of the Jack Haffey 0.67 acre tract, said point being 2,884.76 feet west and 1,254.01 feet south of the northeast corner of Section 11, Township 1 North, Range 5 E.W.M.; thence south 27° 32' east 379.2 feet to the southwest corner of the Jack Haffey 6.64 acres tract; thence south 55° 59' west 108.5 feet; thence north 44° 31' west 451.4 feet; thence north 72° 00' east 243.0 feet to the point of beginning, containing 1.55 acres, more or less.

and all interest or estate therein that the mortgagors may hereafter acquire, together with the appurtenances and all awnings, window shades, screens, mantles, and all plumbing, lighting, heating, cooling, ventilating, elevating and watering apparatus, furnaces and heating systems, water heaters, burners, fuel storage bins and tanks and irrigation systems and all built-in mirrors, ovens, cooking ranges, refrigerators, dishwashers and cupboards and cabinets, and all trees, gardens and shrubbery, and other like things and matters, and other fixtures whether now or hereafter belonging to or used in the enjoyment of said property, all of which shall be construed as a part of the realty. The within described mortgaged property is not used principally for agricultural or farming purposes.

All to secure the payment of the sum of FIFTEEN THOUSAND AND NO/100 - - - - -

(\$ 15,000.00) Dollars,

with interest thereon, and payable in monthly installments of \$ 133.63 each, month beginning on the 10th day of December 1975, and payable on the day of each month thereafter, according to the terms and conditions of one certain promissory note bearing even date herewith.

This mortgage lien shall continue in force and exist as security for any and all other advances which may hereafter be made by the Mortgagee to the Mortgagor, and shall continue in force and exist as security for any debt now owing, or hereafter to become owing, by the Mortgagor to the Mortgagee.

The Mortgagors hereby (jointly and severally if more than one) covenant and agree with the Mortgagee as follows:

That the Mortgagors have a valid, unincumbered title in fee simple to said premises, and will warrant and forever defend the same against the lawful claims and demands of all person whomsoever.

That the Mortgagors will during the continuance of this mortgage, permit no waste or rip of the mortgaged premises and will keep the buildings and appurtenances on said property in good state of repair.

That the Mortgagors will pay said promissory note according to its terms. Should the Mortgagors fail to pay any installment of principal or interest provided for in said note, or any sum due under this mortgage, or breach of any covenant or agreement herein contained, then the entire debt secured by this mortgage shall, at the election of the Mortgagee, become immediately due and payable. Should the Mortgagors fail to pay any sum which they are required to pay, the Mortgagee may, without waiver of any remedy hereunder for such breach, make full or partial payment thereof, and the amount so paid with interest thereon at 10% per annum shall become immediately payable to the Mortgagee and shall be secured by this mortgage. Any payments made by the Mortgagors upon the indebtedness secured by this mortgage may be applied as the Mortgagee may elect either upon the amount which may be due upon said promissory note or upon any amount which may be due under the provisions of this mortgage.

That the Mortgagors will keep all buildings thereon continuously insured against loss or damage by fire and such other hazards as the Mortgagee may specify to the extent of the amount due hereunder, in some responsible insurance company or companies satisfactory to the Mortgagee and for the protection of the latter, and that the Mortgagors will cause all insurance policies to be suitably endorsed and delivered to the Mortgagee, together with receipts showing payment of all premiums due therefor, and that the Mortgagors will keep no insurance on said building other than as stated herein. That it shall be optional with the Mortgagee to name the company or companies and the agents thereof by which the insurance shall be written, and to refuse acceptance of any policy offered, and to surrender and cause to be cancelled any policy which may be received or accepted and to place the insurance or cause the policies to be written, all at the cost, charge and expense of the Mortgagors; but in no event shall the Mortgagee be held responsible for failure to have any insurance written or for any loss or damage growing out of a defect in any policy, or growing out of the failure of any insurance company to pay for any loss or damage insured against. That the Mortgagee is authorized to compromise and settle any claims for insurance, and to receipt therefor on behalf both of the Mortgagors and their assigns and the Mortgagee.

Subject to: A flowage easement granted to Otto O. Krogstad to overflow a portion of the real estate under search with the backwater formed by a certain dam on Duval Creek by deed dated January 12, 1938, and recorded January 12, 1938, at page 581 of Book Z of Deeds, Records of Skamania County, Washington. Also Subject to: Easements and right of way for public roads over and across the real estate.

Subject to easements and restrictions of record.

That the Mortgagors will pay all taxes, assessments, and other governmental levies, now or hereafter assessed against the mortgaged premises, or imposed upon this mortgage or the note secured hereby, as soon as the same become due and payable, and shall immediately pay and discharge any lien having precedence over this mortgage. And to assure prompt payment the Mortgagors agree to pay to the Mortgagee monthly budget payments estimated by the Mortgagee to equal one-twelfth of the annual insurance premiums, taxes, assessments, and other governmental levies, which are or may become due upon the mortgaged premises, or upon this mortgage or the note secured hereby, the amount of such payments to be adjusted from time to time as conditions may require. The budget payments so accumulated may be applied by the Mortgagee to the payment of such taxes, assessments, or levies, in the amounts shown by the official statements thereof, and to the payment of insurance premiums in the amount actually paid or incurred therefor. And such budget payments are hereby pledged to the Mortgagee as collateral security for full performance of this mortgage and the note secured hereby and the Mortgagee may, at any time, without notice, apply said budget payments upon any sums delinquent upon said note or under the terms of this mortgage.

In any action brought to foreclose this mortgage or to protect the lien hereof, the Mortgagee shall be entitled to recover from the Mortgagors a reasonable attorney fee to be allowed by the court, and the reasonable cost of searching the records and obtaining abstracts of title or title reports for use in said action, and said sums shall be secured by this mortgage. In such foreclosure action a deficiency judgment may be entered in favor of the Mortgagee, and a receiver may be appointed at the Mortgagee's request to collect the rents, issues and profits from the mortgaged premises.

And it is further covenanted and agreed that the owner and holder of this mortgage and of the promissory note secured hereby shall have the right, without notice, to grant to any person liable for said mortgage indebtedness, any extension of time for payment of all or any part thereof, without in any way affecting the personal liability of any party obligated to pay such indebtedness.

Wherever the terms "mortgagors" occur herein it shall mean "mortgagor" when only one person executed this document, and the liability hereunder shall be joint and several.

Dated at Camas, Washington November 4

, A. D. 1975



Victor L. Beard
Victor L. Beard

Millie Z. Beard
Millie Z. Beard

STATE OF WASHINGTON,

County of Clark

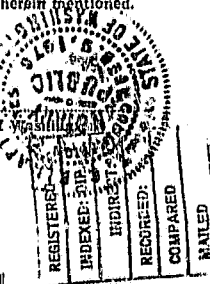
ss.

On this day personally appeared before me VICTOR L. BEARD and MILLIE Z. BEARD, husband and wife to me known to be the individual s described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 4th day of November, 1975

, A. D.

Notary Public in and for the State of Washington
residing at Camas, therein.



81346

MORTGAGE

Loan No. 5884

FROM

Victor L. Beard
and
Millie Z. Beard

TO

Riverview Savings Association

Camas, Washington

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

Riverview Savings Association

OF *Camas, Washington*

AT *Camas, W. A.*

ON *NOV 10 1975*

AS RECORDED IN BOOK *52*

OF *202* AT PAGE *512*

RECORDS OF SKAMANIA COUNTY, WASH.

Victor L. Beard

COUNTY AUDITOR

E. Beard

Mail To

Riverview Savings Association

Camas, Washington