

Pioneer National
Title Insurance Company
WASHINGTON TITLE DIVISION

Pioneer National Title Insurance Company
Clark County Office
110 East 13th Street Vancouver, Wn. 98660
605-495

MORTGAGE

THE MORTGAGORS, GLEN L. SHOEMAKER, and JOYCE E. SHOEMAKER, husband and wife,

hereinafter referred to as the mortgagors mortgages to

----- Crown Cassa Credit Union -----
the following described real property situate in the County of Skamania, State of Washington:

Lot 49 of WASHOUGAL RIVERSIDE TRACTS according to the official plat thereof on file and of record at page 81 of Book A of Plats, records of Skamania County, Washington, EXCEPT that portion thereof described as follows: Beginning at the northwest corner of said lot 49, which point is the most westerly corner of said lot; thence north 48°04' each along the northerly line of said lot 10 feet; thence southeasterly parallel with the westerly line of said lot 12 feet; thence south 48°04' west 10 feet to the west line of said lot; thence northwesterly along the west line of said lot 125 feet to the point of beginning; and

That portion of Lot 50 of WASHOUGAL RIVERSIDE TRACTS aforesaid described as follows: Beginning at the northeast corner of said Lot 50, said point being the most northerly corner of said lot; thence southeasterly along the easterly line of said lot 125 feet to the point of beginning of the tract herein described; thence south 48°04' west parallel with the northerly line of said lot 10 feet; thence southeasterly parallel to the easterly line of said lot 275 feet, more or less, to the westerly line of the road as designated on the aforesaid plat; thence north 07°32' west along the westerly line of said road 10 feet, more or less, to the southeasterly corner of said Lot 50; thence northwesterly along the easterly line of said Lot 50 to the point of beginning.

The within described mortgaged property is not used principally for farming or agricultural purposes. Together with the appurtenances, and all awnings, screens, mats, 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 -----Three Thousand and NO/100----- (\$3,000.00) 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 renewal 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,

by any action to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or by any suit which the mortgagee may be obliged to defend to protect the unimpaired priority of the lien hereby secured. The mortgagor agrees to pay a reasonable sum as attorney's fees and all reasonable 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 January 21, 1975.

Glen L. Shoemaker (SEAL)

Joyce E. Shoemaker (SEAL)

STATE OF WASHINGTON

BOOK 13 2000

County of Clark

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 21st day of January, 1976,



Shoemaker and Joyce E. Shoemaker, husband and wife, to be the individuals described in and who executed the foregoing instrument, and acknowledged 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.

Virginia M. Alexander
Notary Public in and for the State of Washington,
residing at Washougal

STATE OF WASHINGTON

County of

ss.

On this day of before me personally appeared

and
and
to me known to be the
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:

Town Center Credit Union

PO Box 8188

Crow, WA 98607

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81545

MORTGAGE

TO

STATE OF WASHINGTON
COUNTY OF SKAMMINGTON

INVESTOR TO WHOM THIS INSTRUMENT IS

TO BE RECORDED BY

R. J. Alexander

Attorney at Law

1976 JAN 23 1976

RECORDED IN NOV 53

AT 2:20 PM

CLERK COUNTY WASH.

John A. ...

CLERK COUNTY WASH.

W. ...

Pioneer National
Title Insurance Company