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MORTGAGE

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The Mortgagors, LEWIS O. POLAND and BEVERLY J. POLAND, husband and wife,
of Washougal, Washington,

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

TRACT "A"

The following described real property located in Skamania County, State of Washington,
to-wit:

The Southeast Quarter of the Southeast Quarter of the Southwest Quarter (33rd 33rd 37th)
of Section 8, Township 1 North, Range 5 E.W.M., EXCEPT one acre, more or less, conveyed
to Clarence E. Bradshaw by deed dated February 18, 1938, and recorded at page 124 of Book
51 of Deeds, Records of Skamania County, Washington.

SUBJECT TO an easement and right of way for a water pipeline granted to John Liniker
by deed dated February 18, 1938, and recorded May 3, 1938, at page 59 of Book 27 of
Deeds, under Auditor's File No. 2567, Records of Skamania County, Washington.

ALSO SUBJECT TO an agreement between Auben E. Cornwall and Mayna R. Cornwall, husband
and wife, Louis Fjeldheim and Sandra J. Fjeldheim, husband and wife, and Clarence E.
Bradshaw, a single man, for the common use of an existing water system and easements
and rights of way for water pipelines as described in instrument dated February 21, 1972,
and recorded March 3, 1972, at page 286 of Book 5 of Agreements and Leases, under
Auditor's File No. 7483, Records of Skamania County, Washington.

ALSO SUBJECT TO an easement and right of way for public roads over and across the
real estate.

TRACT "B"

The following describe real property situated in the County of Clark, State of
Washington, to-wit:

That portion of the Richard Ouch Donation Land Claim lying within section 7, Township
1 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 2375.00 feet North and 94.27 feet East of the Southwest corner of
Block 5, COLUMBIA VIEW ADDITION to Washougal, according to the plat thereof, recorded
in Volume "B" of Plats, at page 43, records of said County, said point being the
Southeast corner of that certain tract conveyed to Gerald L. Gaines, et ux, by instrument
recorded under Auditor's File No. G 145187; thence North 89° 03' 30" West along the
South line of said Gaines tract, 114.22 feet to the Southwest corner thereof; thence
North along the West line of said Gaines tract 64.27 feet to the Northwest corner
thereof; thence North 89° 53' 30" West 11.22 feet to the Northwest corner of that certain
tract conveyed to Jack Stum, et ux, by deed returned under Auditor's File No. G 143390;
thence South 2° 05' East along the West line of said Stum tract, 149.36 feet to the
Southwest corner thereof; thence East along the South line of said Stum tract 120.00 feet
to the Southeast corner thereof; thence North along the East line of said Stum tract
21.00 feet to the point of beginning.

Except the North 64.27 feet of the Westerly 11.22 feet of said tract; and also except
any portion of said tract lying within the public road.

TRACT "C"

Beginning at a point 2291.10 feet North and 100 feet East from the Southwest corner of
Block 5 of the Plat of COLUMBIA VIEW ADDITION to Washougal, Washington, as per duly recorded
plat thereof, in the office of the Auditor of Clark County, Washington; thence East 89.22
feet; thence North 149.17 feet; thence West 89.22 feet; thence South 149.17 feet to the
point of beginning.

SAVE AND EXCEPT therefrom the South 20 feet of said tract to be used for abutment purposes
by the public.



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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, furnace and heating system, 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 THIRTY EIGHT THOUSAND THREE HUNDRED AND NO/100

\$ 38,300.00 Dollars,

with interest thereon, and payable in monthly installments of \$ 334.64 each,

beginning on the 10th day of December, 1975, and payable on the 10th 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 strip 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 favorably endorsed and delivered to the Mortgagee, together with receipts showing payment of all premiums due thereon; and that the Mortgagors will keep no insurance on said building other than as stated herein. If 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 Mortgagors 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 accept therefor on behalf both of the Mortgagors and their agents and the Mortgagee.

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 ensure 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 Canas, Washington

November 7

A. D. 1975

Lewis G. Poland

Beverly J. Poland

STATE OF WASHINGTON,

County of Clark

ss.

On this day personally appeared before me **LEWIS G. POLAND and BEVERLY J. POLAND**, 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 7th day of November, 1975

A. D.

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

INDEXED	FILED
RECORDED	INDEXED
FILED	RECORDED

Kineview Spine's Association
Canas, Washington

STATE OF WASHINGTON
COUNTY OF CLARK

INSTRUMENT OF WRITING FILED BY

LEWIS G. POLAND

AT CLARK COUNTY, WA

ON 11/10/75

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