

MORTGAGE

The Mortgagors, William B. Tremmel and Savannah G. Tremmel, husband and wife of Carson

Kamania

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

A tract of land located in the Joseph Robbins D. L. C. in Section 27, Township 3 North, Range 9 E.U.M., described as follows:

Beginning at the northeast corner of the said Section 27; thence south $01^{\circ} 58' 25''$ east along the section line 650 feet; thence south $01^{\circ} 53' 25''$ east 660 feet, more or less, to the north line of the said Robbins D.L.C.; thence west along said north line 323.96 feet to the true point of beginning; thence west along said D.L.C. line 609.54 feet to a point 1,320 feet east of the northwest corner of the said D.L.C.; thence south 766 feet to the northerly right of way line of Berge Road; thence along said northerly right of way line to a point 60 feet distant from the west line of said tract extended south; thence north parallel to and 60 feet distant from said west line 400 feet, more or less; thence north $88^{\circ} 01' 35''$ east 245.37 feet, more or less, to a point which is south $01^{\circ} 58' 25''$ east 1,686.00 feet and south $88^{\circ} 01' 35''$ west 688.13 feet from the northeast corner of said Section 27; thence south $56^{\circ} 16' 26''$ east 448.14 feet; thence north $01^{\circ} 58' 25''$ west 627.68 feet, more or less to the north line of said Robbins D.L.C. and the true point of beginning. ALSO a 30 foot strip of land being 15 feet on either side of the following center line description: Beginning at the northeast corner of Section 27, Township 3 North Range 9 E.U.M.; thence south $01^{\circ} 58' 25''$ east 1,929.21 feet along the section line; thence south $88^{\circ} 01' 35''$ west 323.96 feet to the true point of beginning; thence south $56^{\circ} 16' 26''$ east 109.33 feet; thence south $50^{\circ} 17' 51''$ east 163.76 feet; thence south $25^{\circ} 08' 01''$ east 36 feet, more or less, to the northerly right of way line of Berge Road.

And all interest of estate therein that the Mortgagors may hereafter acquire, together with the appurtenances and all awnings, window shades, screens, curtains and all plumbing, heating, cooling, ventilating, air conditioning and water supply apparatus, furnace and heating systems, water, heating, furnace, hot storage tanks and tanks and irrigation systems and all built-in mirrors, ovens, cooking ranges, refrigerators, freezers and washers and dishwashers and cabinets, and all trees, gardens and shrubbery, and other like things and fixtures, and all improvements, whether now or hereafter belonging to or used in the enjoyment of said property, all of which shall be construed as being after-acquired property within the meaning of said mortgage, shall be included in the mortgage, and shall be subject to the same, and shall be used principally for agricultural or farming purposes.

All to and for the payment of the sum of THIRTY THREE THOUSAND DOLLARS AND NO/100-----

\$33,000.00*** Dollars

and interest thereon, and upon said mortgage shall be paid \$282.00 each month

beginning on the 15th day of August 1965 and payable on the 15th day of each month thereafter, according to the terms and conditions of the certain promissory note bearing even date herewith.

The Mortgagee hereby certifies in full and in satisfaction of any and all other advances which may hereafter be made by the Mortgagee to the Mortgagors and that no advance in full and in satisfaction of any debt now owing, or hereafter made by the Mortgagee to the Mortgagors.

The Mortgagors hereby jointly and severally and each of them do hereby covenant and agree with the Mortgagee as follows:

That the Mortgagors have a valid, unencumbered title to said premises, and will warrant and defend the same against the lawful claims and demands of all persons whatsoever.

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, at 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 notice or demand, foreclose on the premises, 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 thereon, 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 in 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 receipt therefor on behalf both of the Mortgagors and their assigns and the Mortgagee.

That the Mortgages 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 instrument, and the liability hereunder shall be joint and several.

Dated at Camas, Washington
Stevenson

June 28 A. D. 1976

William B. Trennel

Savannah G. Trennel

STATE OF WASHINGTON

County of Clark Skamania

On this day personally appeared before me William B. Trennel and Savannah G. Trennel, husband and wife to me known to be the individuals 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 28th day of June, 1976

A. D.

Notary Public in and for the State of Washington
residing at ~~Stevenson~~, thereon
Stevenson

82442

MORTGAGE

Loan No. 6060

FROM
William B. Trennel

and

Savannah G. Trennel

TO

Riverview Savings Association

Camas, Washington

STATE OF WASHINGTON
COUNTY OF SKAMANIA

HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY -

W. B. Trennel
OF *Stevenson*

AT *Stevenson* July 2 1976
WAS RECORDED IN BOOK

* *174* AT PAGE *558*
RECORDS OF CLERK OF COUNTY WAS

John H. Hadd
CLERK

E. McFarland

Mail To

Riverview Savings Association

Camas, Washington

