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USDA-FmHA Pers PostA 137 1 PA (Rev. \$/29-75)

REAL ESTATE MORTGAGE FOR WASHINGTON September 16, 1976

STETES & GROSS and LANA L. GROUS

THE MOSTGACE is made and entered into by

9. O. Sox 561

START WAR

County, Washing on, whose post office address is

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Overson

Wangon William

HERRIAS Borrower is indebted to the United States of America, acting through the Farmers Hom. Administration. bee in called "Sorrower "and Units States Department of Agriculture, here it called the "inversional" as evaluated by one at more promisery meters of arrangement of Agriculture, here it called the "inversional" as evaluated by more at more promisery meters of arrangement plants agreement(s), herein called "note," which has been executed by Successor, it may be the other of the Government, authorizes acceleration of the entire indetendness at the option of the Government policially introduced by Borrower, and is described as follows:

Date of Increases

Principal Amount

1000 1 the thirty of Fried a cultiment

0.16.76

101, 101, 10

And the note evidences a loan to florrower, and the timeernment, at any time, more assign the more and inside the payment thereof pursuant to the Consoldated Franciscular and a null Development Act, or Talle V of the Henry is Act of 1949.

and it is the purpose and invent of the mistrama that any other things at all times all other in a shell the an Government, or on the event the Government is shown a summer without insurance of the more than any one of the source but whether note is all by an insured heider, this assument shall are yarmout shall secure payment of the note but whether note is all by an insured heider, this assumences shall be a present that the note is all by an insured heider, this assumences that the note is all the note in the note is all the note in the note. of the note or attach to the debt or dence. Dereby, but is to the note and such debt of our consumer and to secure the Government against on, under a contract by transmit of any depole by for a very

NOW, THE REFORE in official cratical of the long and as at all times where the govern the borelies concerns of or in the NOW. THE REPUIL, in a conderation, the boson and a stall times when the stability of Covering Testing the note and any strength assign the measurement without inscrange of the receivement, the note and any surveil, one extension thereof and any agreement arms. If there must happen providing for the of the note and any surveil, one extension thereof and any agreement arms. If there is made in a secure performance payment of an insurance contract the strength of the owner's agreement present one cannot be an any some runs of all times to secure by promp asymmetrical all absolutes and reason of any default by overcomment of all absolutes and any overcomment as any default by the convenient of all absolutes and appendix of any default by the convenient ways interest and between the convenient of all absolutes and appendix of mode by the convenient ways interest and between the default of performance of every convenient and appendix of mode by the convenient ways interest and between the convenient and the performance of every convenient and agreement in histories contained herein or in its applicationary agreement in interior does hereby grant hargain, self-curvey, into tigg, and ongo with general warrency note the Good ment the following property situated in the State of

Washington, County was of

A CARLES OF the Porthogon Courte. (Stif/4 NSI/4) of Section 19, Security to Servin, Source Department of section 19 A tract of lead loosted in the

description of the Beginning at the quarter corner on the morth line of Lection 37. 3. 3. 3., all 1. 40. thence east along the north line of sain Section 29 to a pain, 1050 feat west of the northeast norms; of the northwest quarter of the northwest quarter of the paid Switton 29) thence south 219 feet, thence meat 15 feet to the laiting coint of the

A traut herely described; thence cost 230 feet; thence south 200 feet more or less to the northerly line of that County road look and designated Jarson Cross Boad (do. Dd. bn. 20050); thence west following the nurtherly line of said County road 230 feet rare of less to a point due south of the initial point, thence north 260 feet more of less to the Distini point.

Containing 1.1 core more or lane.

FmHA 127 (&A (Bia 2) 29 75)

Subject to water rights and existing water sipeline canegoria.

longing, the rents, issues and together with all rights, interests, casements, hereditaments and appurtenances thereunto profits thereof and revenues and income therefrom, all improvements and personal property now or later attached thereto or prioris increas and revenues and measure increasing an improvenents and personal property now or later accuracy reasonable necessary to the use tracted, including, but not limited to, ranges, religigators, clothes washers clothes dryers, or carpeting purchased or infrared in whole or in part with hom funds, all water, water rights, and water stock pertaining thereto, and all payments at any time ewing to Borrower by virtue of my sale, leave, transfer, conveyance, or condemnation of any part thereof or interest therein all of which are beson saffed "he property";

10 HAVE AND 10 1801. D the property unto the Government and its assigns raceves in fee simple.

ROTEROWER for himself, his hours executor, at unistrators, successor and assigns WARRANTS THE TITLE to the property to the Government against all lawful strums and demands whatesever except any liens, encumbrances, casements, reservations, or conveyance especific d heremaloge, and COVENANTS AND ACREES as follows:

(1) To pay promptly when due any indebtedness to the Coverament hereby secured and to indemnify and save harmless the Government against any loss under its mourance of payment of the note by reason of any default by Borrower. At all times when the note is held by an insured holder. Bestrover, shall continue to make payments on the note to the Government, as collection agent for the holder.

(2) To pay to the Government such fees and other charges as may now or hereafter be required by regulations of the

Farmers Home Administration. (3) If required by the Covernment, to make additional monthly payments of 1/12 of the estimated annual taxes,

assessments, insurance premiums and other clarges upon the mortgaged premises. (4) Whether or not the note is insured by the Government, the Government may at any time pay any other amounts required herein to be paid by Borrower and not paid by him when due, as well as any costs and expenses for the preservation. protection, conforcement of this lien, as advances for the account of Borrovier. All such advances shall bear interest at the

rate borne by .. e note which has the highest interest rate.

(5) All advances by the Government as described by this instrument, with interest, shall be immediately due and payable by Borrower to the Government without demand at the place designated in the latest note and shall be secured hereby. No such advance by the Government shall relieve Borrower from breach of his covenant to pay. Any payment made by forrower may be applied on the note or any indebtedness to the Government secured hereby, in any order the Government determines.

(6) To use the loan evidenced by the note solely for purposes authorized by the Government.

(7) To pay when due all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or assessed against the property, including all charges and assessments in connection with water water rights, and water stock pertaining to or reasonably necessary to the use of the real property described above, and promptly deliver to the Government without demand receipts evidencing such payment.

(8) To keep the property insured as required by and under insurance policies approved by delivered to, and retained by the Government.

(9) To maintain irsprovements in good repair and make required by the Government coperate the propert; in a good and husbandmanake manner, comply with such "arm conservation practices and farm and home management plans as the Government from time to time may prescribe; and not to abandon the property, or cause or permit waste, leavening or impairment of the security covered hereby, or, without the secures consent of the Covernment, our remove, or lease at y simber, gravel, oil, pas, coal, or other minerals except a, may be necessary for ordinary domestic purposes.

(10) To comply with all laws, ordinances, and regulations affecting the property.

(11) To pay or reimburse the Government for expenses resconsibly necessary as incidental to the projection of the hea and priority hereof and to the enforcement of or the compliance with the provisions hereof and of the notes old any supplie mentacy agreement (whether before or after default), including but not limited to content evidence of citle to aid survey of property, costs of recording this and other austraments attorness tees relaters to a continuous of expenses of ad-

and agreements contained therein or in a resupplementary agreement and agreements contained therein or in a resupplementary agreement and earn and earn are to not a result of the contained and agreement may extend a sid date, the increment along the agreement and earn are to be determined to the note or any indebtectors to the Government contact between the fining matching are to true mentions, party are half a thorough portion of the property from and subordinary in one to the analysis of a right further articles of facility therefore the flab bits to provide the second deposits the party for green and the note or indebtectors, second deposits a specified of the flat property to the second deposits of the lab bits to be for a provided to the second deposits of the secon

(15) If at any time it shall appear to the trade of the meaning of the able to christian as a first property of the production of the able to christian as a first property of the able to christian as a first property of the able to christian as a first property of the able to christian as a first property and periods of the able to christian and the able to christian able to christian able to christian able to the able to christian able to the able to the able to christian able to the able to

(16) Default herzunder shall constit. de eine seles a viter en eine serentty instrument beld or insured by a free cerean and constitue constitue. orser security instrument shall constitute a task here of

(17) SPOCEO DEFAULT and a serious of a contract the part was a first trace of a contract the part of the contract the part of the contract the part of the contract the contra marginent, or should any control paint of the form the dis-molecut, or make an assign of the background fedicals the Government of a declare this top amore impaid on the sate and an include the du and payables it for the against of in those course and pay many procession of special or trin the property. existence and without interesting singularity and apply to a second a conversion like cases. It forest to this morning one of the distribution of the morning of the second and the other provided file in or by present or thing of the

118) The proceeds of three-bours of social in Lagrand and medicate a classical or opposition with the process in hierarch as paid. record required by law or a competent some re-Borrower twong to or moured by the Government and the arrelation of the property, the Government and an agent most to the property, the Government and an agent most to the purchase price by crediting such amount on any different Government are a summed by the Conversation. order prescribed above

(19) Borrower agrees that the Covernment will not be beauted by any present of telesis lawn, as providing the value of appraisal, homestead or exemption of the property. It produbiting majorizations of an action has a deficience and most selimiting the amount thereof in the time within which and agrain must be brought as presenting any other earner of limitations, (d) allowing any right of indemption to possession following any foundations adverse a faculting the conditions. which the Government may by regulation impose an admig the interest rate is one charge as a condition of approximate transfer of the property to a new Portower. Seriouser expressly warene the besteller of any such arrest laws. Seriouser bereby relinquishes, waives, and conveys all rights, inchests or constraints of the contribution much account

(20) If any part of the loan for which this instrument is given shall be used to finance the purchase, convenience or repay of property to be used as an owner occupied dwelling therein called the twelling count of secretary activates results or self-or rent the dwelling and has obtained the Government's consent to do so a morbe. Perceive was present authorized to set for him will, after receipt of a bona fide offer. These to negotiate for the sale or seen at of the deadling or will achieve the make unavailable or deny the dwelling to anyone because of race, when exhibiton, we or national origin, and 10 forcewer recognizes as illege, and hereby disclaims, and will not comply with an arrange to enhance any consequence out the dwelling clating to race, color, religion, sex, or surround origin(21) This instrument shall be subject to the present regulations of the Parmers Forme Administration, and to its future

regulations not inconsistent with the express provisions hereof.

(22) Notices given bereinder shall be sent by certified mail unless otherwise required by law, addressed, unless and until some other address is designated in a notice see given, in the case of the Government to Farmers Home Administration, until some other address is designated in a notice see given, in the case of the Government to Farmers Home Administration, until some other address is designated in a notice see given, in the case of the Government to Farmers Home Administration, until some other address and administration of Agriculture, at Wenatchee, Washington 98801, and in the case of Borrower to him at his post

office address stated above.

(23) If any provision of this instrument or application thereof to any person or circumstances is held invalid, such a content of the instrument which can be given effect without the invalid invalidity will not affect other provisions or applications of the instrument which can be given effect without the invalid provision or application, and to that end the provisions hereof are declared to be severable.

STAIL OF WASHINGTON COUNTY OF Signaturia County auditors Count	verNESS the hand(s) of horrower this16	oth day of September , 19 ⁷⁶
STATE OF WASHINGTON A C K NOW L EDGMENT On the day personally appeared before me the within named On the day personally appeared before me the within named To the day personally appeared before me the within named To the day personally appeared before me the within named To the day personally appeared before me the within named To the day personally appeared before me the within named To the day personally appeared before me the within named To the day personally appeared before me the within named To the day personally appeared before me the within named To the day personally appeared before me the within named To the day personally appeared before me the within named To the day personally appeared before me the within named To the day personally appeared before me the within named To the day personally appeared before me the within named To the day personally appeared before me the within named To the day personally appeared before me the within named To the day personally appeared before me the within named To the day personally appeared before me the within named To the day personally appeared before me the within named To the known to be the individual(s) described To me known to be the individual(s) described To the known to be the individual(s) described To me known to be the individual(s)	V(INLS) the names, or the	Steven G. Cross
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