84804

BOOK 54 PAGE 592

MORTGAGE

SK-10550

The Mortgagors, ROBERT K. LEICK AND CLAUDIA J. LEICK, husband and wife

of Stevenson, Wa

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

A TRACT OF LAND LOCATED IN THE HENRY SHEPARD D. L. C. AND IN GOVERNMENT LOT 9 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 E. W. M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 9 OF THE SAID SECTION 1, SAID POINT BEING LOCATED ON THE WEST LINE OF THE SHEPARD D.L.C. AFORESAID; THENCE EAST TO A POINT 3 FEET EAST OF SAID WEST LINE; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE SHEPARD D.L.C. 215 FEET, MORE OR LESS, TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED BY LO.IS M. JOSEPH, ET UX., TO JACK M. SCHMIDT, ET UX., BY DEED DATED NOVEMBER 18, 1970, AND RECORDED AT PAGE 443 OF BOOK 6 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE SOUTH 72° 22' 48" WEST 3 FEET, MORE OR LESS, TO THE WEST LINE OF THE SHEPARD D.L.C.; THENCE NORTH ALONG SAID WEST LINE TO A POINT 200 FEET SOUTH OF THE POINT OF BEGINNING; THENCE WEST 104.5 FEET; THENCE NORTH 200 FEET TO THE NORTH LINE OF THE SAID SECTION 1; THENCE EAST 104.5 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR AN EXISTING SEWER LINE CONNECTING WITH THE MAIN ALONG RUSSELL STREET;

EXCEPT EASEMENTS AND RIGHTS OF WAY FOR ROADS OR STREETS KNOWN AND DESIGNATED AS VANCOUVER AVENUE.

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, heating, heating, cooling, ventilating, elevating and watering apparatus, furnace 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 disposals and cabinets, and all trees, gardens and shrubbery, and other like things and matters now [illegible] thereto or hereafter belonging, [illegible] 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 ONE THOUSAND FOUR [illegible] ********** $1,400.00 Dollars with interest [illegible] in monthly installments of [illegible] each, [illegible] month beginning on the 1st day of September, 1972 and payable on the 1st day of each month thereafter, according to the terms and conditions of one certain promissory note bearing even date herewith.

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

[illegible] and shall [illegible] to the Mortgagee to the Mortgagors and shall [illegible] to the Mortgagee to the Mortgagors.

Dated this 13th day of July, 1972 Riverview Savings Association's assessment is $ 37,000.00 and property is legally described as follows: Skamania County, Washington Tax Number 24996

Mortgagors agree and covenant as follows: [illegible] and that said premises are free from all encumbrances except [illegible] and that said mortgage is not in default as to any of the terms or conditions thereof. [illegible] and that the

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-tweifth 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 August 31, A. D. 19 77

ROBERT K. LEIS

STATE OF WASHINGTON,
County of Clark Skamania

On this day personally appeared before me ROBERT K. LEIS 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 day of , A. D.

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

RECEIVED SEP 1977 SKAMANIA COUNTY AUDITOR STEVENSON, WASH.

8464

MORTGAGE

Loan No.

FROM

TO

Riverview Savings Association
Camas, Washington

STATE OF WASHINGTON
COUNTY OF SKAMANIA } ss

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED BY

Sept 2 1977 AT 2:20 P.M.

AND RECORDED IN BOOK 54 AT PAGE 502

RECORDS OF SKAMANIA COUNTY, WASH.

COUNTY AUDITOR

Deputy

Mail To

Riverview Savings Association
Camas, Washington

REGISTERED
INDEXED
ABSTRACTED
RECORDED
COMPARED
MAILED

Unofficial Copy