

REAL PROPERTY MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That RONALD L. WILSON and NYLA G. WILSON, husband and wife, hereinafter referred to as "Mortgagor", does by this instrument mortgage unto ROBERT D. FERGUSON and VIVE V. FERGUSON, husband & wife, hereinafter referred to as "Mortgagee", the following described real property situated in Skamania County, State of Washington, to-wit:

A tract of land in the S. E. 1/4 of the N. W. 1/4, Section 8, Township 1 N, Range 5 E.W.M., described as follows:

BEGINNING at the N.E. corner of the S.E. 1/4 of the N.W. 1/4; thence South 330 feet along the East line of the Southeast quarter of said N.W. 1/4 to the true point of beginning; thence continue South along said East line 330 feet; thence West parallel to the South line of the N.W. 1/4 a distance of 660 feet; thence North parallel with the East line of said N.W. 1/4 a distance of 330 feet; thence East parallel with the North line of said N.W. 1/4 a distance of 660 feet to the true point of beginning.

EXCEPT County Roads.

SUBJECT TO the mortgage now encumbering said property to Riverview Savings Association.

THIS WILL CERTIFY that the foregoing property is not used principally for agricultural or farming purposes.

This mortgage is given to secure the performance of the covenants herein contained and the payment of the sum of SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$ 6,500.00), plus interest, according to the terms of one certain promissory note executed by Mortgagor to Mortgagee bearing even date herewith, and secures any extensions or renewals of the same.

Mortgagor covenants as follows: That Mortgagor is the owner of the property above described and has the lawful right to mortgage the same as provided herein; that said property is free of liens or encumbrances of every kind and nature, except as noted above; that Mortgagor will seasonably pay all taxes and municipal or other governmental assessments of every kind and nature levied on the property during the term of this mortgage; that Mortgagor will seasonably pay and perform the terms of the aforesaid prior security now encumbering the property according to the terms of the same; that Mortgagor will permit no waste of the property and will at all times keep and maintain the property and any buildings or other improvements thereon in a clean and sanitary condition and in a good state of repair and maintenance; that Mortgagor will at his sole expense keep all insurable buildings on the property continually insured against fire and extended coverage to the full insurable value of the same, with proceeds of such insurance payable to the parties in interest, and Mortgagee covenants in all things concerning the premises herein mortgaged to manage and protect the same so as to preserve and protect rather than to diminish the Mortgagee's security interest therein. In event Mortgagor shall fail to pay the several sums above mentioned, including the promissory note secured hereby and/or the payment of the aforesaid prior security interest, or if Mortgagor shall otherwise fail or neglect to perform the terms of this mortgage, then Mortgagee is privileged, at the election of Mortgagee, to make any such payments or otherwise perform said covenants, and any sums so paid or incurred by Mortgagee thereby shall be forthwith repayable by Mortgagor on demand, and any such advances shall likewise be secured by the lien of this mortgage.

Time is of the essence of this mortgage. If Mortgagor shall default in the payment of the sums secured hereby, or shall fail or neglect to perform the several terms and conditions of this mortgage, then all sums secured hereby shall become immediately due and payable.

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at the option of Mortgagee, and the Mortgagee, at his election, may proceed to foreclose this mortgage as provided by law. In event of any such foreclosure action, or in event Mortgagee shall become obligated to institute or defend any suit or action to protect the priority and lien of this mortgage, or to preserve the mortgaged premises, then Mortgagor covenants to pay such sum as the court shall adjudge reasonable as attorney fees in said suit, together with the costs of any such action and the necessary expense of searching public records concerning the mortgaged premises.

ADDITIONAL COVENANTS: NONE

IN WITNESS WHEREOF, the Mortgagor has executed this instrument this 6th day of October, 1977.

Ronald L. Wilson
Ronald L. Wilson

Nyla G. Wilson
Nyla G. Wilson

MORTGAGOR

STATE OF WASHINGTON)
County of Clark) ss.

On this day personally appeared before me RONALD L. WILSON and NYLA G. WILSON, 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 6th day of October, 1977.

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

Jefferson D. Miller
OF Camas, Wa

AT 9:30 A.M. Oct 7 1977

WAS RECORDED IN BOOK 54

OF mtg AT PAGE 730

RECORDS OF SKAMANIA COUNTY, WASH

JP Todd

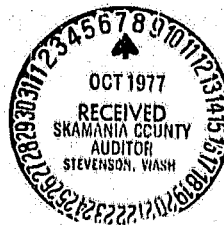
COUNTY AUDITOR

BY E. Mesford DEPT

Robert D. Dierker
Notary Public in and for the State
of Washington

Residing at Camas, Wa

REGISTERED	<input checked="" type="checkbox"/>
INDEXED: DIR	<input checked="" type="checkbox"/>
INDIRECT	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>
MAILED	<input checked="" type="checkbox"/>



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