

85950

Satisfaction of Mortgage

SK-10963
3-8-17-A-90D

COLUMBIA GORGE BANK, a corporation, the owner of that certain mortgage dated

2 March 1978, executed by

Joseph A Jaksha and Doreen M Jaksha, husband and wife

and recorded in the office of the County Auditor of Skamania County, Washington,

on the 8 day of March 1978, in Volume 55 of

Mortages at page 187, does hereby certify that the same has been fully satisfied and

discharged, and hereby authorizes the said County Auditor to enter full satisfaction thereof

of record.

COLUMBIA GORGE BANK

By *J. V. McEvoy*STATE OF WASHINGTON }
County of Skamania } ss.

On this day personally appeared before me D. V. McEvoy
 to me known to be the Senior Vice President of COLUMBIA GORGE BANK,
 the corporation that executed the foregoing instrument, and acknowledged to me that he
 signed the same as the free and voluntary act and deed of said corporation; and on oath stated
 that he was authorized to execute the same and that the seal affixed is the corporate seal of
 said corporation.

Given under my hand and official seal this 10 day of March, 1978.

James J. Thompson
Notary Public for Washington

residing at Stevenson

85950

STATE OF WASHINGTON
COUNTY OF SKAMANIAI HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF DEEDS, FILED BY*Joe A. Jaksha*,
OF Stevenson, WA,
AT 1001 P.M. THIS 15 1978WAS RECORDED IN BOOK
OF *Index* AT PA. 2000
RECORDS OF SKAMANIA COUNTY, WASH.*W. L. Jackson*
COUNTY AUDITOR

REGISTERED
INDEXED
SERIALIZED
SEARCHED
FILED

a corporation, hereinafter called the mortgagor, to secure payment of Six thousand seven hundred and no/100
5-8-17. D-10 G DOLLARS (\$ 6700.00)

In legal money of the United States of America, together with interest thereon according to the terms and conditions of one or more promissory note, now or hereafter executed by the mortgagor and to secure the payment of such additional money as may be loaned hereafter by the mortgagor to the mortgagor for the purpose of repairing, renovating, altering, adding to or improving the mortgaged property, or any part thereof, or for any other purpose whatsoever, the following described real property, and all interest or estate therein that the mortgagor may hereafter acquire, together with the income, rents and profits therefrom, situated in the

County of Skamania, State of Washington, to-wit:

A tract of land located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 17, Township 3 North, Range 8 E.W.M. more particularly described as: BEGINNING at a point 690 feet east of the southwest corner of the NE1/4 of the said Section 17; thence north 660 feet; thence east 193.4 feet to the westerly right of way line of the county road known and designated as the Mathany County Road; thence south following the westerly right of way line of said road 660 feet to the south line of the NE1/4 of the said Section 17; thence west 193.4 feet to the point of beginning.

Said tract containing 2.93 acres, more or less.

together with the appurtenances, fixtures, attachments, tenements and hereditaments belonging or appertaining thereto, including all trees and shrubs, all awnings, screens, mantels, linoleum, refrigerator and other house service equipment, venetian blinds, window shades and all plumbing, lighting, heating (including oil burner), cooling, ventilating, elevating and watering apparatus and all fixtures now or hereafter belonging to or used in connection with the property, all of which shall be construed as part of the realty.

The mortgagor covenants and agrees with the mortgagee as follows: that he is lawfully seized of the property in fee simple and has good right to mortgage and convey it; that the property is free from all liens and encumbrances of every kind; that he will keep the property free from any encumbrances prior to this mortgage; that he will pay all taxes and assessments levied or imposed on the property and/or on this mortgage or the debt thereby secured, at least ten days before delinquency, and will immediately deliver proper receipts therefor to the mortgagee; that he will not permit waste of the property; that he will keep all buildings now or hereafter placed on the property in good order and repair and unceasingly insured against loss or damage by fire to the extent of the full insurable value thereof in a company acceptable and approved by the mortgagee and for the mortgagee's benefit, and will deliver to the mortgagee the policies, and renewals thereof, at least five days before expiration of the old policies.

The mortgagee agrees that if the mortgage indebtedness is evidenced by more than one note, the mortgagee may credit payments received by it upon any of said notes in part of any payment on one note and part on another, as the mortgagee may elect. The mortgagee reserves the right to refuse payments in excess of those specified in the note agreement or payment of the debt in whole, unless otherwise provided in the note or notes given with this mortgage.

The mortgagor shall not move or alter any of the structures on the mortgaged premises without consent of the mortgagee; all improvements placed thereon shall become a part of the real property mortgaged herein.

Should the mortgagor default in any of the foregoing covenants or agreements, then the mortgagee may perform the same and may pay any part or all of principal and interest of any prior indebtedness or of insurance premiums or other charges secured hereby, and any amounts so paid, with interest thereon at the highest legal rate from date of payment shall be repayable by the mortgagor on demand, and shall also be secured by this mortgage without waiver in any right or other remedy arising from breach of any of the covenants herein. The mortgagee shall be the sole judge of the validity of any tax, assessment or lien asserted against the property, and payment thereof by the mortgagee shall establish the right to recover the amount so paid with interest.

Time is of the essence herein, and if default be made in the payment of any of the sums hereby stated or in the performance of any of the covenants or agreements herein contained, then in any such case the remainder of unpaid principal, with accrued interest and all other indebtedness thereby secured, shall at the election of the mortgagee become immediately due without notice, and this mortgage shall be foreclosed.

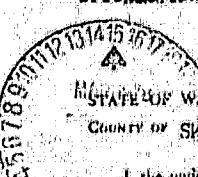
In any action, to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or any suit which the mortgagee may be obliged to defend in protect the unexpired priority of the lien hereof, the mortgagor agrees to pay a reasonable sum at attorney's fees and all costs and expenses in connection with such suit, and any reasonable cost of searching records, title company costs, which sum shall be secured hereby and included in any decree of foreclosure.

Upon bringing action to foreclose this mortgage or at any time which such proceeding is pending, the mortgagor, without notice, may apply for and secure the appointment of a receiver for the mortgaged property or any part thereof, and the income, rents and profits therefrom. The mortgagee hereby consents that in any action in equity to foreclose this mortgage, a deficiency judgment may be taken for any balance of debt remaining after the application of the proceeds of the mortgaged property.

Mortgagors shall not assign this contract in whole or in part without first obtaining the written consent of the mortgagee hereunto. dated 2 March 1978

Joseph J. Jaksha
Doreen M. Jaksha

(SEAL)
(SEAL)



STATE OF WASHINGTON,
COUNTRY OF Skamania

I, the undersigned, a Notary Public in and for the state of Washington, hereby certify that on this 2 day of March 1978

personally appeared before me

Joseph J. Jaksha and Doreen M. Jaksha

husband and wife,
to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they sign and seal the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year last above written

Joseph J. Jaksha, -
Notary Public in and for the State of Washington,
residing at Stevenson