86061

AFTER RECORDING RETURN TO

BENJ. FRANKLIN FEDERAL SAVINGS
AND LOAN ASSOCIATION
Benj. Franklin Plaza, Seventeenth Floor
One S.W. Columbia Street
Portland, Oregon 97258
BARBARA WEDELL 195965-1
SCTC
SK-10864

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MORTGAGE

Portland, Oregon Date MARCH 27, 1978

FOR VALUE RECEIVED,
CHARLES A. CRAWFORD AND GLORIA A. CRAWFORD, HUSBAND AND WIFE

"Mortgagors," do mortgage to BENJ. FRANKLIN FEDERAL SAVINGS AND LOAN ASSOCIATION [illegible]

LOT FOUR (4), OF CARSON VALLEY II ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD AT PAGE 155 OF BOOK "A" OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

together with all and singular the tenements [illegible]
which may hereafter belong [illegible]
carpetings, built-in [illegible]
time of the execution of this Mortgage [illegible]

This Mortgage is given to secure the payment of [illegible] 52,2[illegible].00
Note of even date herewith [illegible] APRIL 5, 200[illegible]

[illegible]

CHARLES A. CRAWFORD GLORIA A. CRAWFORD

STATE OF OREGON
County of [illegible]
On [illegible] 78 [illegible]
CHARLES A. CRAWFORD AND GLORIA A. CRAWFORD, HUSBAND AND WIFE
and acknowledged the foregoing instrument to be THEIR voluntary act and deed.
Before me:
(SEAL) [illegible]
Notary Public for Oregon My commission expires [illegible]

STATE OF OREGON
County of [illegible] } ss.
On [illegible] personally appeared [illegible]
and [illegible] who, being duly sworn, did say that he is the
is the [illegible] and that the latter is the [illegible] of said Corporation and
that this instrument was voluntarily signed in behalf of the Corporation by authority of its Board of Directors.

Before me:
(SEAL)
Notary Public for Oregon My commission expires [illegible]

[illegible]

Unofficial Copy

THE FOLLOWING ARE THE AGREEMENTS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS INSTRUMENT AND WHICH ARE HEREBY ADOPTED AND INCORPORATED AS A PART THEREOF TO BE OBSERVED AND PERFORMED BY THE PARTIES

Mortgagors agree to pay, when due, all taxes, levies, and assessments against said property; to keep the buildings upon said property in a good state of repair; to pay for such repairs when made, and not suffer or commit any strip or waste to said property; to satisfy any and all liens or encumbrances that are or may become a lien upon said property, or any part thereof, superior to the lien of this Mortgage; to keep the buildings and improvements now on or which may hereafter be erected upon the premises insured in favor of Mortgagee in a sum not less than the insurable value thereof against hazard by fire and such other hazards as Mortgagee may require and in such companies as Mortgagee may approve; have all policies of insurance made payable to Mortgagee as its interest may appear, and cause to be delivered to Mortgagee all policies of insurance on said property as soon as insured. Failure of Mortgagors to deliver acceptable insurance policies within ten days of the date of expiration of existing policies shall authorize Mortgagee to purchase adequate insurance in such companies as it may designate, but Mortgagee shall not be held responsible for failure to have any insurance written or for loss or damage growing out of any defect in any policy of insurance.

In order to pay accruing taxes, levies, assessments, and insurance premiums Mortgagors shall (unless Mortgagee otherwise agrees, as hereinafter stipulated) deposit monthly with Mortgagee an amount estimated to be equal to one-twelfth of such taxes, levies, assessments, and insurance premiums. The moneys so deposited by Mortgagors shall be credited to a non-interest bearing reserve account, unless interest is directed to be paid thereon by federal regulation, and then only at the rate of interest mandated to be paid thereon by applicable state law, it being specifically acknowledged that there is no agreement for the payment of interest. The Mortgagee may commingle the deposits with its general fund and is herewith authorized to charge against such account as a withdrawal sufficient amounts to pay accruing taxes, levies, assessments, and insurance premiums when due, to the full extent of said account if necessary. Should there be insufficient sums in said account to pay said taxes, levies, assessments, and insurance premiums when due, Mortgagors shall, upon demand, pay to Mortgagee the amount necessary to satisfy said deficiency. When the balance due Mortgagee on the Promissory Note and any future advancements under this Mortgage is reduced to the amount in said reserve account, Mortgagors or Mortgagee shall have the privilege of applying the reserve account balance to full payment of such obligation. In the event Mortgagors shall fail to make payments upon said Promissory Note and for such future advances as secured hereby, Mortgagee may, at its option, apply the balance in said reserve account toward the payment of the principal and interest. Mortgagors hereby irrevocably constitute and appoint Mortgagee as their attorney in fact for them and in their name and stead to make and deliver proofs of loss under or upon any policy of insurance and to adjust, sue for, or compromise any claim thereunder and collect the proceeds of any such insurance and apply such proceeds either toward the payment of the debt secured hereby or to the repair and rebuilding of the damaged premises as Mortgagee may elect. Neither Mortgagors nor Mortgagors's successors shall apply for the benefits of the deferral of homestead property taxes under State law, and such deferred taxes are subordinate to the lien of this Mortgage.

Mortgagee may elect to waive the requirement that Mortgagors establish and make deposits to the reserve account. Then and in that event, Mortgagors shall pay all taxes, levies, assessments and insurance premiums attributable to the property when due, directly to the payee thereof and shall promptly furnish Mortgagee proof of such payment. Should Mortgagors become delinquent in the payment of two consecutive quarterly tax payments, Mortgagee may require the Mortgagors to establish and make monthly deposits into a reserve account, which account shall be non-interest bearing, unless interest is directed to be paid thereon by federal regulation and at the rate mandated by state statute. This remedy is not a limitation of any other remedy available to Mortgagee for Mortgagors' breach of contract.

Mortgagee may enter upon said premises at all reasonable times for inspection or for the purpose of finishing the building abandoned by the Mortgagors [illegible]

[illegible]

Please mail all tax information to:
Name: Charles A. and Gloria A. Crawford
Address: P.O. Box 568
Carson, Washington 98610