3-10-15-2400 51-10963

MORTGAGE

THE MORYGAGORS Gurald L. Combs and Deborah L. Combs, his wife,

MORTGAGE

Columbia trage Bank

a curporation, hereinafter called the mostgapes, to secure payment of Thirty Two Thous and Two Hundred Ninety-three

DOLLARS (\$ 32,293,24)

and 24/100 - - - - - -In legal money of the United States we have steen together with interest thereon according to the terms and conditions of one or more promissory notes now to have after expected by the mortgager and to secure the payment of such additional money as may be loaned hereafter by the mortgager to the new quagor for the purpose of repairing, resovating, altering, adding to or improving the loaned hereafter by the mortgaged property, or any part thereof, or he am other purpose whatsoever, the following described real property, and all interest or estate therein that the mortgagor may heave the country together with the income, rests and profits therefrom, situated in the

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



together with the appurtenan es, fixtures, attachments, tenements and hereditaments belonging or appertaining thereto, including all trives and shrubs, all awnings, screens, mantels, his deuts, refrigeration and other house service equipment, conclian blinds, window shades and all plumbing, lighting, heating (including cal burner), cooling, centilating, elevating and watering apparates as d all favores now at hereafter belonging to or used it, connection with the property, all of which shall be construed as part of the reality.

fixtures now or hereafter belonging to or used in connection with the property, all of which shall be construed as part or the really.

The mortgagor covenants and agrees with the mortgages is follows: that he is lawfully soized of the property in fee simple and has good right to mortgage and convex it, that the property is free from all liens and incumbrances of every kind, that he will ask good right to mortgage and convex it, that the property is free from all liens and incumbrances gone to this postage, that he will pay all taxes and assessments levied or imposed on the property and or on this mortgage or that delt itere'sy secured, it least ten days before delinquency, and will immediately of the property that he will keep all buildings now delives prover receipts therefor to the mortgages that he will not permit waste of the property that he will keep all buildings now in the real right and on the property in good ender and reformed indicating inside the state of the mortgage of the total assurable value, thereof is a company of the old policies.

The mortgagor agrees that of the mortgage indebtedness as evidenced by more than one. See the mortgagor may regist over

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

The mortgagor shall not move or after any of the structures on the mortgaged premises without consent of the mortgager, all improvement placed thereon shall become a part of the real property mortgaged herein

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

Time is of the essence hereof, and if default he made in the payment of any of the sums hereby secured or in the performance of any of the essence hereof, and if default he made in the payment of any of the sums hereby secured or in the performance of any of the covenants or agreements herein sustained, then in any so, b, case the remainder of impaid principal, with account interest and all other indebtedness hereby secured, shall at the election of the mortgages become immediately due without notice, as this mutgages shall be foreclosed.

In any action to furchise the mortgage or to collect any charge growing and of the debt hereby secured, or any suit which the normage man be obliged to defend to protect the unimported prout of the hen bereat, the mortgages agrees to pay a reasonable annual attorneys for and all costs and expenses in connection with such suit, and also reasonable cost of searching records, title company 1998, which mans shall be secured hereby and included in any correct or foreclosure.

Upon bringing active to foreclass this mortgage or of any time which such proceeding is pending, the mortgage, without notice, may apply for and secure the appointment of a receiver for the mortgage I property or any part thereof, and the morne, retist or I profits therefrom the mortgager hereix or I profits therefrom the mortgager hereix consents that or one a non-bought to fireclose this mortgage, a deficiency pudgment may be taken for any behave of debt maining after the applicant in of the proceeds of the mortgaged property.

5th day of Pared at Bingen, Washingto .

STATE OF WASHINGTON, Corver or Klickitat

> I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 544 personally appeared before moderald L. Combs and Debrowh L. Combs May, 1978

to me known to be the individuals described in and who executed the foregoing in trument, and acknowledged that signed and scaled the same as their free and voluntary act and deld for the ares and purposes therein ment oned.

IVEN UNDER MY RAND AND OFFICIAL SEAL the day and year last above written.

Notaty Public in and for the State of Washington,

White Salmon residing at



together with the appurtenances, fixtures, attachmente, tenements and hereditaments belonging or appertaining thereon, including all trees and shrubs, all awnings, acreens, mantels, linoleum, refrigeration and other house service equipment, vene ian blinds, win low

all trees and shrubs, all awrings, screens, mantels, finoleum, refrigeration and other house service equipment, tene ian blinds, win low 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 to fee simple and has good right to mortgage and convey it, that the property is free from all liens and incumbrances of every kind, that he will keep the apoperty free from any incumbrances prior to this mortgage, that he will pay all taxes and assessments levited or imposed on the property and/or on this mortgage, that he will not permit waste to delinquency. " will immediately deliver proper receipts, therefor to the mortgagee, that he will not permit waste of the property, that he will keep all huildings now or hereafter placed on the property. " cool order and repair and a freezingly insured against less or damage by fire to the extent of the full insurable value thereo, is a company acceptable and approved by the mortgagee and for the mortgagee's benefit, and will deliver to the mortgagee the posses. And renewals thereof at least fire days before expiration of the old policies.

The mortgagor arress that it he mortgage indebtedness is evidenced by more than one note, the mortgager measurements.

The mortgagor a press that it he mortgage indebtedness is evidenced by more than one note, the mortgagee may credit payments received by it upon any of said notes, or 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 conseat of the mortgagor, all improvements placed thereon shall become a part of the real property murtgaged herein

Should the mortgagor default in any of the foregoing covenants or agreements, then the mortgage may perform the same ar 2 may pay any part or all of principal and interest of any prior incumbra es or of insurance premiums or other charges extined hereby, and any amounts so paid, with interest thereon at the highest legal rate from date of payment shall be repayable by the mortgage or demand, and shall also be secured by this mortgage without wanter or any right or other remedy arising from braich of any of the covenants hereof. The mortgagee shall be the sole judge of the valuative of any rat, assessment or hen asserted against the property, and payment thereof by the mortgagee shall establish the right to recover the amount so paid with interest.

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In my action or foreclose this mortgage or co-collect or charge growing out of the delt hereby secured, or any suit which the mortgage my be obliged to defend to protect the inerganced prority of the her hereof, the mortgagor agrees to pay a reasonable sum at attorney's fer and all costs and expenses to correction with such suit, and also reasonable cost of searching records, title congramy costs, which sums shall be secured hereby and included in an electron of foreclosure

Upon bringing action to foreclose this increase of a law time which such proceeding is pending, the mirtgagee, without notice may apply for and secure the appending of a reserver for the lattice may apply for and secure the appendicularly a reserver for the lattice may apply for any part thereof, and the mome, rents and profits therefrom. The mortgager batchy on each that in one a non-braught to foreclose this mortgage, a deficiency pudgment may be taken for any balance of delt remaining after the apply atom of the proceeds of the mortgaged property.

Dated at Bingen, Washington

5th

19 78

STATE OF WASHINGTON & Corntror Klickitat

I, the undersigned a mitary public in and for the state of Washington, hereby certify that on this 5th

May, 1976

personally appeared before mederald L. Combs and Debroah L. Combs

to me Known to be the individuals described in and who executed the longeing instrument, and acknowledged that the second scaled the same as their free and soluntary act and deed, for the uses and purposes therein mentioned.

AVEN INDER MY HAND AND OFFICIAL SEAL the day and sign last above buttlen.

Notary Public in and for the State of Washington,

residing at White Salmon

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1", TOWNSHI SCRIBED AS FOLLOWS: TOWNSHIP 3 NORTH, RANGE 10 E.W.M., MORE PARTICULARLY DE-

BEGINNING AT THE SOUTHWEST COMMER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH ALONG THE WEST OF THE SOUTHEAST OPAPTER OF THE SOUTHEAST CHARTER OF SAID SECTION 15 A DISTANCE OF 220 LEET; THENCE FAST PARALLEL TO THE SOUTH LINE OF THE SAID SECTION 15 A DISTANCE OF 104 FEFT; THENCE SOUTH 220 FEET TO THE THE INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 15; THENCE WEST 106 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF CONVEYED TO SKAMANIA COUNTY BY INSTRUMENT DATED FERDUARY ... FIRS IN BOOK OF OF DEED AT PAGE 615, UNDER AUDITOR'S FILE NO. 41+0. PECORDS OF SKAMANIA COUNTY, WASHINGTON.