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PIONEER NATIONAL TITLE INSURANCE
A TICOR COMPANY

Form L-6

SK 11006.
2-5-19-1301

MORTGAGE

THE MORTGAGOR S, Marvin A. Clemans and Cathy S. Clemans, husband and wife

hereinafter referred to as the mortgagors mortgages to
CROWN CAMAS CREDIT UNION

the following described real property situate in the County of Skamania, State of Washington:
The Southeast quarter of the Northeast quarter of the Southwest quarter of Section 19, Township 2 North, Range 5, East of the Willamette Meridian.

EXCEPT County Roads.

The within described mortgaged property is not used principally for farming or agricultural purposes.

together with the appurtenances, and all awnings, screens, mantels, and all plumbing, lighting, heating, cooling, ventilating, elevating and watering apparatus and fixtures now or hereafter belonging to or used in connection with the property, all of which shall be construed as a part of the realty.

To secure the performance of the covenants and agreements hereinafter contained, and the payment of -----nine thousand and 00/100---------($9, 00.00)-------- Dollars with interest from date until paid, according to the terms of a certain promissory note bearing even date herewith.

The mortgagors covenant and agree 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 encumbrance 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 hereby 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 to mortgagee and for the mortgagee's benefit, and will deliver to mortgagee the policies and renewals thereof at least five days before expiration of the old policies.

Should the mortgagors fail 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 encumbrance or of insurance premiums or other charges secured hereby, and any amount so paid, with interest thereon at the highest legal rate from date of payment shall be repayable by the mortgagors on demand, and shall also be secured by this mortgage without waiver of any right or other remedy arising from breach of any of the covenants hereof. 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 hereof, and if default be made in the payment of any of the sums hereby secured, 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 hereby secured, shall at the election of the mortgagee become immediately due without notice, and this mortgage may be foreclosed.

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

Dated at Camas, Washington this May 17, 1978

Marvin A. Clemans (SEAL)

Cathy L. Clemans (SEAL)

STATE OF WASHINGTON
ss.
County of Clark

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 17th day of May, 1978 personally appeared before me

Marvin A. Clemans and Cathy S. Clemans, husband and wife

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed 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 in this certificate above written.

[signature]
Notary Public in and for the State of Washington, residing at Washougal

STATE OF WASHINGTON
ss.
County of

On this day of before me personally appeared and to me known to be the and of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Given under my hand and official seal the day and year in this certificate above written.

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

AFTER RECORDING MAIL TO:
CROWN CAMAS CREDIT UNION
PO BOX 1108
CAMAS, WA. 98607

RECEIVED | INDEXED, DIR. | INDIRECT | RECORDED | COMPARED | MAILED

86005
MORTGAGE
TO

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY
AT
WAS RECORDED IN BOOK 55
OF 366
RECORDS OF

Pioneer National Title Insurance Company