

1931

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2-5-20-502

REAL PROPERTY MORTGAGE

KNOW ALL MEN by these presents, That **JOSEPH H. MORTGAGOR** and **BERTHA E. MORTGAGOR**, husband and wife, herein referred to as "Mortgagor" does by this instrument mortgage unto **MARCELA A. PAULASON**, a married woman in her separate estate, hereinafter referred to as "Mortgagee", the following described real property situated in Skamania County, State of Washington, to-wit:

TRACT A

A tract of land located in the North half of the Southwest quarter of the Northwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian described as follows:

BEGINNING at the Southwest corner of the North half of the Southwest quarter of the Northwest quarter of said Section 20; thence East along the South line of said North half, a distance of 594 feet to the TRUE POINT OF BEGINNING of this description; thence continuing East along said South line, a distance of 198 feet; thence North parallel with the West line of said Southwest quarter of the Northwest quarter, a distance of 660 feet to a point on the North line of the Southwest quarter of the Northwest quarter; thence West along said North line a distance of 198 feet; thence South parallel with the West line of said Southwest quarter of the Northwest quarter, a distance of 660 feet to the true point of beginning.

TRACT B

A tract of land located in the North half of the Southwest quarter of the Northwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian described as follows:

BEGINNING at the Southwest corner of the North half of the Southwest quarter of the Northwest quarter; thence East along the South line of said North half, a distance of 192 feet to the TRUE POINT OF BEGINNING of this description; thence continuing East along said South line, a distance of 198 feet; thence North parallel with the West line of said Southwest quarter of the Northwest quarter, a distance of 660 feet to a point on the North line of the Southwest quarter of the Northwest quarter; thence West along said North line, a distance of 198 feet; thence South parallel with the West line of said Southwest quarter of the Northwest quarter, a distance of 660 feet to the true point of beginning.

This mortgage is given to secure the performance of the covenants herein contained, and the payment of the sum of SIX THOUSAND TWO HUNDRED THIRTY THREE & 05/1000 \$, 233.05, 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.

The Mortgagor covenants that he is lawfully seized of the property above described in fee simple, and that Mortgagor has the lawful right to mortgage the same as herein provided; that the real property herein described is free of all liens or encumbrances except as may be described above; that Mortgagor will seasonably pay all taxes and municipal or other governmental assessments of every kind and nature hereafter levied on the property during the term of this mortgage; that Mortgagor will use or occupy the property in a lawful manner, will permit or suffer no waste of the same, and will maintain the property and its improvements, if any, in a good state of repair; and Mortgagor covenants in all things concerning the mortgaged premises to manage and protect the same as to preserve rather than to diminish the Mortgagee's security interest therein. In event Mortgagor shall fail to seasonably pay the several sums hereinabove mentioned, or shall otherwise fail or neglect to perform the covenants of this mortgage, then Mortgagee may, at his election, pay any such sums or otherwise perform said covenants,

JOSEPH H. MORTGAGOR
APPROVED AT LAW
BY H. E. SPAIN
MARCELA A. PAULASON
MAY 20 1931

and any sums so paid or incurred by Mortgagee thereby shall be forth-
with repayable by Mortgagor on demand, and any such sums shall like-
wise 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 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: Mortgagor covenants that the above described
property is not used principally for farming or agricultural purposes.

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, MADE BY _____

Ray C. Miller

OF Sturgeon, Wa

AT 3:30 P.M. July 9 1979

AND RECEIVED IN BOOK 56

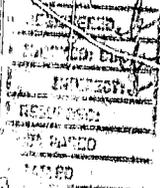
OF 2119 AT PAGE 536-7

RECORDS OF WASHINGTON COUNTY, WASH.

U.P. Todd

NOTARY PUBLIC

BY B. Balcock



IN WITNESS WHEREOF, the Mortgagor has executed this instru-
ment this 19th day of June, 1979.

Robert M. Morson
Robert M. Morson

Bertha P. Morson
Bertha P. Morson

STATE OF WASHINGTON)
County of Clark) ss.

On this day personally appeared before me ROBERT M. MORSON
and BERTHA P. MORSON 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 19th day of
June, 1979.

T. Richardson
Notary Public in and for the State
of Washington, residing at land

JEFFERSON C. MILLER
ATTORNEY AT LAW
202 N.E. 8th AVE.
SEASIDE, OREGON 97138
503-255-1111