

89250

MORTGAGE

The Mortgagors, ROBERT K. LEICK and CLAUDIA J. LEICK, husband and wife
of Stevenson, WA 98648

Skamania

Hereby mortgage to Riverview Savings Association, a Washington corporation, the following described real property situated in Clark County, State of Washington, to-wit:

A tract of land located in the Henry Shepard D. L. C. and in Government Lot 9 of Section 1, Township 2 North, Range 7 E. W. M., described as follows:

BEGINNING at the Northeast corner of Government Lot 9 of the said Section 1, said point being located on the West line of the Shepard D. L. C. aforesaid; thence East to a point 3 feet East of said West line; thence South parallel to the West line of the Shepard D. L. C. 215 feet, more or less, to the South line of a tract of land conveyed by Louis M. Joseph, et ux., to Jack M. Schmidt, et ux., by deed dated November 18, 1970, and recorded at page 443 of book 62 of deeds, records of Skamania County, Washington; thence South $72^{\circ}22'48''$ West 3 feet, more or less, to the West line of the Shepard D. L. C.; thence North along said West line to a point 209 feet South of the point of beginning; thence West 104.5 feet; thence North 209 feet to the North line of the said Section 1; thence East 104.5 feet to the point of beginning;

TOGETHER WITH AN EASEMENT and right of way for an existing sewer line connecting with the main along Russell Street;

EXCEPT easements and rights of way for the public street known and designated as Vancouver Avenue.

SUBJECT TO easements and restrictions of record.

and all interest or estate therein that the mortgagors may hereafter acquire, together with the appurtenances, and all awnings, window shades, screens, mantles, and all plumbing, lighting, heating, cooling, ventilating, elevating and Watering apparatus, furnaces and heating systems, water heaters, burners, fuel storage bins and tanks and irrigation systems and all built-in fixtures, ovens, cooking ranges, refrigerators, dishwashers and cupboard and cabinets, and all trees, girders and shrubbery, and other like things and matters, and other fixtures whether now or hereafter belonging to or used in the enjoyment of said property, all of which shall be construed as a part of the realty. The within described mortgaged property is not used principally for agricultural or farming purposes.

All to secure the payment of the sum of FIFTEEN THOUSAND AND 00/100 (\$ 15,000.00) Dollars, with interest thereon, and payable in monthly installments of \$ 207.00 each month beginning on the 15th day of September, 1979, and payable on the 15th day of each month thereafter, according to the terms and conditions of one certain promissory note bearing even date herewith.

This mortgage lien shall continue in force and exist as security for any and all other advances which may hereafter be made by the Mortgagor to the Mortgagor, and shall continue in force and exist as a security for any debt now owing, or hereafter to become owing, by the Mortgagor to the Mortgagor.

This mortgage binds all contingent or future and existing security in any and all other advances which may hereafter be made by the Mortgagor, and shall continue in force and valid as security for my debt now owing or hereafter to become owing, to the Mortgagee to the Mortgage.

Skamania 1 mile under Astoria, Ore. Number 74996

The Mortgagor, herein by his wife and personally it is further agreed and agreed with the Mortgagor as follows:

That the Moagors have a valid, unimpeached title in fee simple to said premises, and will cause to stand to ever defend the same against the lawful claims and demands of all persons whomsoever.

That the Mortgagors will during the continuance of this mortgage, permit no waste or damage to the mortgaged premises and will keep the buildings and appurtenances thereto in good state of repair.

That the Mortgagor will pay and promiseth to do in accordance with this instrument. Should the Mortgagor fail to pay the amount of principal or interest provided for in and note, or to any sum due under the mortgage or by reason of any covenant or agreement contained therein, the entire debt secured by this mortgage shall, at the election of the Mortgagor, become immediately due and payable. Should the Mortgagor fail to pay any sum which they are required to pay, the Mortgagor may, without waiver, at any remedy hereunder or such kind, make full or partial payment thereof, and the amount so paid with interest thereon at the rate per annum which becomes immediately payable to the Mortgagor, and shall be secured by this no tappay. Any payment made by the Mortgagor upon the indebtedness secured by this mortgage may be applied as the Mortgagor may elect either upon the amount which may be due upon the principal and promissory note or upon any amount which may

be done under the provisions of this mortgage.

That the Mortgagors will keep all buildings thereon continuously insured against loss or damage by fire and such other hazards as the Mortgagors may specify to the extent of the full insurable value, in some respectable insurance company or companies satisfactory to the Mortgagors and for the protection of the latter, and that the Mortgagors will cancel all insurance policies or copies of certificates thereof to be suitably endorsed and delivered to the Mortgagors, together with receipts showing payment of premiums due thereon, and that the Mortgagors will keep insurance in force at least as much as at the time hereof, and that the Mortgagors will, from time to time, cause the same to be renewed, or otherwise extended, and that the Mortgagors will pay all premiums and costs of renewals, and to surrender and cause to be cancelled any policy which may be deemed unacceptable and to place the insurance, or cause the plans to be written, all at the cost, charge and expense of the Mortgagors, but in no event shall the Mortgagor be held responsible for failure to have any insurance written or for any loss or damage growing out of a defect in any policy, or growing out of the failure of any insurance company to pay for any loss or damage insured against. That the Mortgagee is authorized to compromise and settle any claim for insurance, and to sue therefor on behalf both of the Mortgagors and their assigns and the Mortgagors, All such instruments shall remain in effect until complete repayment.

That the Mortgagors will pay all taxes, assessments, and other governmental levies, now or hereafter assessed against the mortgaged premises, or imposed upon this mortgage or the note secured hereby, as soon as the same become due and payable, and shall immediately pay and discharge any lien having precedence over this mortgage. And to assure prompt payment the Mortgagors agree to pay to the Mortgagee monthly budget payments estimated by the Mortgagee to equal one-twelfth of the annual insurance premiums, taxes, assessments, and other governmental levies, which are or may become due upon the mortgaged premises, or upon this mortgage or the note secured hereby, the amount of such payments to be adjusted from time to time as conditions may require. The budget payments so accumulated may be applied by the Mortgagee to the payment of such taxes, assessments, or levies, in the amounts shown by the official statements thereof, and to the payment of insurance premiums in the amount actually paid or incurred therefor. And such budget payments are hereby pledged to the Mortgagee as collateral security for full performance of this mortgage and the note secured hereby and the Mortgagee may, at any time, "at notice, apply said budget payments upon any sums delinquent upon said note or under the terms of this mortgage.

In any action brought to foreclose this mortgage or to protect the lien hereof, the Mortgagee shall be entitled to recover from the Mortgagors a reasonable attorney fee to be allowed by the court, and the reasonable cost of searching the records and obtaining abstracts of title or title reports for use in said action, and said sum shall be secured by this mortgage. In such foreclosure action a deficiency judgment may be entered in favor of the Mortgagee, and a receiver may be appointed at the Mortgagee's request to collect the rents, issues and profits from the mortgaged premises.

And it is further covenanted and agreed that the owner and holder of this mortgage and of the promissory note secured hereby shall have the right, without notice, to grant to any person liable for said mortgage indebtedness, any extension of time for payment of all or any part thereof, without in any way affecting the personal liability of any party obligated to pay such indebtedness.

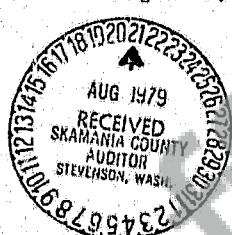
Wherever the terms "mortgagors" occur herein it shall mean "mortgagor" when only one person executed this document, and the liability hereunder shall be joint and several.

Dated at Camas, Washington

August 17, A. D. 1979

Robert K. Leick
Robert K. Leick

Claudia J. Leick
Claudia J. Leick



STATE OF WASHINGTON,

County of Clark

On this day personally appeared before me ROBERT K. LEICK and CLAUDIA J. LEICK, husband and wife to me known to be the individual 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 17th day of AUGUST, A. D. 1979

Notary Public in and for the State of Washington,
residing at ~~Cheney~~ thereon.
Washougal

89250

MORTGAGE

Loan No. 1700076

FROM
ROBERT K. LEICK
and
CLAUDIA J. LEICK

TO

Riverview Savings Association

Camas, Washington

STATE OF WASHINGTON | SA
CITY OF CAMAS | SA

I HEREBY CERTIFY THAT THE FOREGOING
INSTRUMENT OF PARTIES, PLEDGE IT,

Lease to Title Co.
101 Commercial, 1st fl.
Attn: Mr. [unclear]

At 111 2nd Ave. May 21, 1979
FAX NO. [unclear]
IN BOOK 575

AT PAGE 659
X COPY AT PAGE 659
COUNTY AUDITOR

By [unclear]
COUNTY AUDITOR
[unclear]

Mail To

Riverview Savings Association
Camas, Washington

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