

89979

WASHINGTON MUTUAL SAVINGS BANK

MORTGAGE

BOOK 56 PAGE 910
LOAN NUMBER 4-16-2697

(NAME(S))
Doris E. Donald and Roger D. Donald

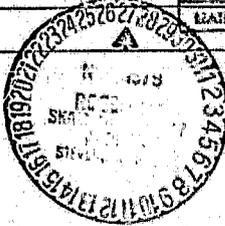
BORROWER'S STREET ADDRESS
196 201 Yale Road Washougal, Washington 98671

FILED FOR RECORD AT REQUEST OF:

WASHINGTON MUTUAL SAVINGS BANK

STREET ADDRESS
1201 Main Street
CITY, STATE, ZIP
Vancouver, Washington

REGISTERED
INDEXED: DIR
INDEX: DTI
RECORDED:
EXAMINED
MAILED



(STATE OR TERRITORY) SKAMANIA COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Wash Mutual Sav Bank OF Vancouver, wa AT Wash on Nov 27 19 78 WAS RECORDED IN BOOK 56 OF 1978 OF RECORDS OF SKAMANIA COUNTY, WASH
J.P. Todd COUNTY AUDITOR
A. Ballock DEPUTY

Doris E. Donald and Roger D. Donald
WASHINGTON MUTUAL SAVINGS BANK, ("Bank"), the real property in described below, and all interest in it Mortgagee over gets.

(Mortgagor) hereby mortgages to Skamania County, Washington,

Per Attached Legal Description

together with: all components and profits from it, all plumbing, lighting, air conditioning and heating apparatus and equipment, and all fencing, blinds, drapes, floor coverings, built-in appliances, and other fixtures, and any mobile home and all its attachments or accessories, at any time installed on or in or used in connection with such real property, all of which at the option of Bank may be considered to be either personal property or to be part of the real estate.

All of the property described above will be called the "Property". If any of the Property is subject to the Uniform Commercial Code, this mortgage is also a Security Agreement which grants Bank, as secured party, a security interest in all such property.

The Property is located at 1975 Homestead, Washougal, Washington, and is a mobile home. Model: 48X24
Washington State Parcel ID: 039102601

SECURITY: The Mortgagee shall receive the payment of \$7,550.00 (Seven Thousand Five Hundred Fifty and no/100) as provided in the note which evidences the loan.

This mortgage is a legal form which entitles you to give by deed or otherwise to the Bank a first or preferred right to recover money you owe. The Mortgagee is the person or persons who give the right to the Bank and who sign the Mortgage.

A tract of land in Section 19, Township 2 North, Range 5 East of the Willamette Meridian, described as follows:
The East 495 feet of the North 220 feet of the following tract:
BEGINNING at the Northwest corner of the North half of the Northeast quarter of said Section 19; thence South 440 feet; thence East 1400 feet; thence North 440 feet; thence West 1400 feet, more or less, to the point of beginning.
TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, 20 feet in width, over, under and across an existing roadway, the center line of which commences at the Southwest corner of the tract herein conveyed and extends thence in a Westerly direction across the West 985 feet of the North 440 feet of the North half of said Northeast quarter to the roadway.

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89979

repayment of money advanced by Bank under Section 4 or otherwise to protect the Property or the Bank's interest in the Property. All of this money is called the Debt.

2. REPRESENTATIONS OF MORTGAGOR. Mortgagor represents:

(a) She is the owner or contract purchaser of the Property, which is unencumbered except by: easements, reservations, and restrictions of record not inconsistent with the intended use of the Property, and an existing mortgage or deed of trust given in good faith and for value, the existence of which has been disclosed to the Bank; and

(b) The Property is not used principally for agricultural or farming purposes.

3. PROMISES OF MORTGAGOR. Mortgagor promises:

(a) To keep the Property in good repair; not to move, alter or demolish any of the improvements on the Property without Bank's written consent; and not to sell or transfer the Property or any interest in the Property without either paying off the Loan or getting the Bank's written consent. In deciding whether or not to consent to any sale or transfer, Bank may apply the same standards with respect to the qualifications of the prospective buyers as it would then apply to persons applying for a new loan. As a condition to its consent Bank may require the parties to provide to it such things as it might then require in connection with a new loan, such as credit reports and financial statements from the prospective buyers. Consent of the holder of the Property to the payment of all reasonable costs and fees in connection with this transfer;

(b) To give a representative of the Bank to inspect the Property at any reasonable hour, and to comply with all laws, ordinances, regulations, rules, covenants, conditions and restrictions affecting the Property;

(c) To pay on time all lawful taxes and assessments on the Property and on this Mortgage or on the Debt, including any amounts due under any prior contract, mortgage or deed of trust covering the Property or any part of it;

(d) To perform on time all terms, covenants and conditions of any prior contract, mortgage or deed of trust covering the Property or any part of it.

Section 4 of this Mortgage remains a valid lien on the Property superior to all other liens except the liens described in Section 2(a), and to keep the Property free of all encumbrances which they exceed Bank's priority. It is agreed that if anyone asserts the priority of any encumbrance other than those described in Section 2(a) over this Mortgage or over the Debt, Bank may enter the case to allow what impact the lien of the Mortgage or portion of the Section 2(a) lien.

(e) To keep the improvements on the Property insured against fire, theft, windstorm, hail, lightning, flood, earthquake, and against all other perils as Bank may reasonably require in the protection of its interest in the Property, and to keep the replacement value of the improvements as determined by Mortgage insurer as a whole amount insured by the mortgage and approved by Bank, and to cancel all insurance policies to be substituted to insure the interest of and insured by Bank.

4. TERMS OF DEFAULTS. Mortgagor has agreed to the terms of Section 3, including as the terms of any prior contract, mortgage or deed of trust, hereinafter referred to as the "prior contract," which contained a clause, in whole or in part, which provided for the right of remedy, including the right of foreclosure, in the event of default by the mortgagor, and which was approved by Bank, and to cancel all insurance policies to be substituted to insure the interest of and insured by Bank.

5. PAYMENTS - BANK. Mortgagor promises to pay to the Bank the amount of the Debt, including interest, in accordance with the terms of the prior contract, mortgage or deed of trust, hereinafter referred to as the "prior contract," which contained a clause, in whole or in part, which provided for the right of remedy, including the right of foreclosure, in the event of default by the mortgagor, and which was approved by Bank, and to cancel all insurance policies to be substituted to insure the interest of and insured by Bank.

6. PAYMENTS - BANK. Mortgagor promises to pay to the Bank the amount of the Debt, including interest, in accordance with the terms of the prior contract, mortgage or deed of trust, hereinafter referred to as the "prior contract," which contained a clause, in whole or in part, which provided for the right of remedy, including the right of foreclosure, in the event of default by the mortgagor, and which was approved by Bank, and to cancel all insurance policies to be substituted to insure the interest of and insured by Bank.

7. PAYMENTS - BANK. Mortgagor promises to pay to the Bank the amount of the Debt, including interest, in accordance with the terms of the prior contract, mortgage or deed of trust, hereinafter referred to as the "prior contract," which contained a clause, in whole or in part, which provided for the right of remedy, including the right of foreclosure, in the event of default by the mortgagor, and which was approved by Bank, and to cancel all insurance policies to be substituted to insure the interest of and insured by Bank.

8. PAYMENTS - BANK. Mortgagor promises to pay to the Bank the amount of the Debt, including interest, in accordance with the terms of the prior contract, mortgage or deed of trust, hereinafter referred to as the "prior contract," which contained a clause, in whole or in part, which provided for the right of remedy, including the right of foreclosure, in the event of default by the mortgagor, and which was approved by Bank, and to cancel all insurance policies to be substituted to insure the interest of and insured by Bank.

DATED AT Vancouver

WASHINGTON ON

November 21

19 79

COUNTY OF Clark

Doris E. Donald

Roger D. Donald

Roger D. Donald

This day personally appeared before me Doris E. Donald and Roger D. Donald

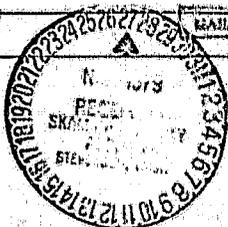
and to me known to be the individuals described in and who executed the within and foregoing instrument, and they acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and official seal this 21st day of November 1979

Patricia M. Stuever
Notary Public in and for the State of Washington, residing at Vancouver

CITY, STATE, ZIP

Vancouver, Washington



AT 11:00 A. M. Nov 27 1979
WAS RECORDED IN BOOK 56
OF 1187 AT PAGE 70-1
RECORDS OF SKAMANIA COUNTY, WASH
J.P. Todd
COUNTY AUDITOR
D. Babcock
DEPUTY

Doris E. Donald and Roger D. Donald
WASHINGTON MUTUAL SAVINGS BANK, ("Bank"), the real property in
described below, and all interest in it Mortgagee ever gets:
For Attached Legal Description

("Mortgagor") hereby mortgages to
Skamania County, Washington,

together with all income, rents and profits from it, all plumbing, lighting, air conditioning and heating apparatus and
equipment, and all fencing, blinds, drapes, floor coverings, built-in appliances, and other fixtures, and any mobile
home and all its attachments or accessories, at any time installed on or in or used in connection with such real prop-
erty, all of which at the option of Bank may be considered to be either personal property or to be part of the real estate.

All of the property described above will be called the "Property." If any of the Property is subject to the Uniform Commercial
Code, this mortgage is also a Security Agreement which grants Bank, as secured party, a security interest in all such
property.

The Property includes a 1975 Home mobile home, Model 48X24
Serial No. (Make) 039102601

1. SECURITY: This Mortgage secures to Bank a loan of \$7,550.00 (Seven Thousand Five Hundred Fifty and no/100)
Dollars \$ 7,550.00 with interest as provided in the note which evidences the Loan.
It also secures payment of certain mobile home taxes as provided in Section 6 of this mortgage, and

* mortgage is a legal form which binds you to pay for a loan. In this case the Bank has a "preferred right" to recover money you owe
them and to not pay by selling the property you have mortgaged. The "Mortgage" is the document which a evidence of this right and
the "Mortgagor" is the person or persons who give the right to the Bank and who sign the "Mortgage".

A tract of land in Section 19, Township 2 North,
Range 5 East of the Willamette Meridian, described
as follows:
The East 495 feet of the North 220 feet of the
following tract:
BEGINNING at the Northwest corner of the North half
of the Northeast quarter of said Section 19; thence
South 440 feet; thence East 1480 feet; thence North
440 feet; thence West 1480 feet, more or less, to
the point of beginning;
TOGETHER WITH a non-exclusive easement for ingress,
egress and utilities, 20 feet in width, over, under
and across an existing roadway, the center line of
which commences at the southwest corner of the tract
herein conveyed and extends thence in a westerly
direction across the West 985 feet of the North 440
feet of the North half of said Northeast quarter to
the East line of Skye Road.
SUBJECT TO easements and rights of way for electric
transmission lines and telephone or television facilit-
ies granted to Public Utility District No. 1 of Skamania
County, a Municipal corporation, by instrument
recorded under Auditor's File No. 12907, records of
said County.
The parcel being conveyed also being known as Lot 2 of
Corrine V. Yule Short Plat, recorded June 26, 1979,
in Book 2 of Short Plats, page 11, under Auditor's
File No. 09847, records of Skamania County, Washington.

