

89979

WASHINGTON MUTUAL
SAVINGS BANK

MORTGAGE

56 PAGE 910
LOAN
NUMBER 4-26-287

(NAME(S))

Doris E. Donald and Roger D. Donald

BORROWER'S STREET ADDRESS

190 201 Yale Road

Vancouver, Washington 98671

FILED FOR RECORD AT REQUEST OF:

WASHINGTON MUTUAL SAVINGS BANK

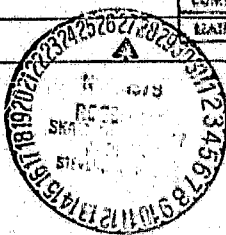
STREET ADDRESS

1201 Main Street

CITY, STATE, ZIP

Vancouver, Washington

REGISTERED	☒
INDEXED: DIR.	☒
INT. DT.	☒
RECORDED	☒
COMPARED	☒
MAILED	☒

STATE OF WASHINGTON (SEE RIDER'S USE)
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

Wash Mutual Sav Bank

OF Vancouver, Wa

AT 11:00 A.M. Nov 27 1978

WAS RECORDED IN BOOK 56

OF 100 PAGE 910-11

RECORDS OF SKAMANIA COUNTY, WASH

J.P. Todd

COUNTY AUDITOR

B. 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 Mortgage over gets.

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

Per Attached Legal Description

together with all its contents 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
Vancouver, WA 98671

mobile home Model 48X24

SECURITY The Mortgage is given to the Bank for the payment of \$7,550.00 (Seven Thousand Five Hundred Fifty and no/100) as follows:

7,550.00

This Mortgage is a legal form which entitles you to give to the Bank a first or preferred right to recover money you owe the Bank by selling the property you have mortgaged. The Mortgage is the document which gives evidence of this right and the Mortgage 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.

DD
DAD

89979

56 PAGE 911

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) S/he 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 asking 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 transfer of the Property and payment of all reasonable costs and fees in connection with its transfer.

(b) To show a representative of the Bank to it, at any reasonable hour, and to comply with all laws, ordinances, regulations, covenants, conditions, restrictions 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 covenants and conditions of any prior contract, mortgage or deed of trust covering the Property or any part of it.

(e) To secure to itself this Mortgage remains a valid lien on the Property subject to the lien of the mortgage described in Section 2(a), and to keep the Property free of all encumbrances which may impair Bank's priority. It is agreed that if anyone acquires the priority of any encumbrance senior than those described in Section 2(a) over this Mortgage or over the Debt, then, in any action, the Bank may, at its option, sue to enforce the lien of this Mortgage for purposes of this Section 3(e).

(f) To keep the improvements on the Property as a security for the Loan against fire and extended coverage perils, and against such other risks as Bank may reasonably require. In the event of the loss of or damage to the improvements, the replacement value of the improvements as determined by Mortgage's insurer, or as a broker approved by Bank, shall be paid to Bank by the insurer and collected by Bank, and to cover all insurance expenses to be advanced to insure the interest of and improvements on the Property.

4. CURE OF DEFAULTS. If Mortgagor fails to pay on time the Loan or to perform any of the promises in Section 3, including as the result of any prior contract, mortgage or deed of trust, Bank may take any action to enforce the Loan, including without limitation, the right to sue for the full amount of the Loan, or to sue for the full amount of the Loan plus interest, or to sue for the full amount of the Loan plus interest and costs, or to sue for the full amount of the Loan plus interest and costs and to take any other action as it may deem appropriate.

5. DEFAULTS - SALE. If Mortgagor fails to pay on time the Loan or to perform any of the promises in Section 3, including as the result of any prior contract, mortgage or deed of trust, Bank may take any action to enforce the Loan, including without limitation, the right to sue for the full amount of the Loan, or to sue for the full amount of the Loan plus interest, or to sue for the full amount of the Loan plus interest and costs, or to sue for the full amount of the Loan plus interest and costs and to take any other action as it may deem appropriate. Bank may also take any action to enforce the Loan, including without limitation, the right to sue for the full amount of the Loan, or to sue for the full amount of the Loan plus interest, or to sue for the full amount of the Loan plus interest and costs, or to sue for the full amount of the Loan plus interest and costs and to take any other action as it may deem appropriate.

6. FEES AND COSTS. Mortgagor agrees to pay all fees and costs incurred by Bank in connection with this Mortgage, including without limitation, the fees and costs of recording this Mortgage, the fees and costs of preparing this Mortgage, the fees and costs of enforcing this Mortgage, the fees and costs of collecting the Loan, and the fees and costs of any other action taken by Bank to enforce this Mortgage.

7. MORTGAGE. This Mortgage is a lien on the Property, and it is agreed that if anyone acquires the priority of any encumbrance senior than those described in Section 2(a) over this Mortgage or over the Debt, then, in any action, the Bank may, at its option, sue to enforce the lien of this Mortgage for purposes of this Section 7. It is agreed that if anyone acquires the priority of any encumbrance senior than those described in Section 2(a) over this Mortgage or over the Debt, then, in any action, the Bank may, at its option, sue to enforce the lien of this Mortgage for purposes of this Section 7.

DATED AT Vancouver

WASHINGTON ON

November 21

19 79

STATE OF WASHINGTON

COUNTY OF Clark

Doris E. Donald

Roger D. Donald

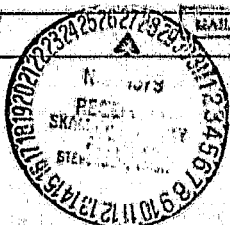
This day personally appeared before me
Doris E. Donald and Roger D. Donald

and who declared to me 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. Sauer
Notary Public in and for the State of Washington, residing at
Vancouver

CITY, STATE, ZIP
Vancouver, Washington



AT 11:00 A. Nov 27 1979
WAS RECORDED IN BOOK 56
OF 1117 PAGE 70-1
RECORDS OF SKAMANIA COUNTY, WASH
J.P. Todd
COUNTY AUDITOR
B. 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 Mortgagor 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 is given to secure the loan of \$7,550.00 (Seven Thousand Five Hundred Fifty and no/100) Dollars \$ 7,550.00
It also secures payment of certain mobile home taxes as provided in Section 6 of this mortgage, and

* mortgage is a legal term which means to give to someone, in this case the Bank, a "mort" or "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 is 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 facilities
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. 89847, records of Skamania County, Washington.

Vancouver