

THIS MORTGAGE, made this 14th day of October, 1930, by
JAMES F. ROSS and KAREN L. ROSS, husband and wife,

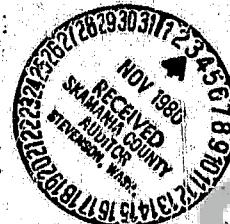
Mortgagor, to NORMAN HOGENSEN and MARTHA HOGENSEN

Mortgagor,
**WITNESSETH, That said mortgagor, in consideration of Ten Thousand and no/100-
(\$10,000.00) Dollars,
paid by said mortgagee, does hereby grant, bargain, sell and convey unto said mortgagee, his heirs, ex-
es, administrators and assigns, that certain real property situated in Skamania County,
of Washington bounded and described as follows, to-wit:**

All of the leasehold interest, including improvements, of the mortgagors created by a lease between the said mortgagors, as lessee, and the State of Washington, as the lessee, dated March 3, 1978, covering the following described premises: Lot 193 and one-half of Lot 194, Northwood Subdivision, Skamania County, Washington.

on premises : Lot 19
TOWN OF WAILUKU,
COUNTY OF HAWAII.

I HEREBY CERTIFY THAT THE WORKS



REGISTERED	AT 3:00 P.M.	11/3 1980
INDEXED: DISCUSSIONS	THIS RECORD IS IN BOOK 76	
SEARCHED:	AT PAGE 541	
RECORDED:	RECORDS OF GRAMMA, COUNTY, WASH.	
SERIALIZED:	G. J. H.	
FILED:	COUNTY AUDITOR	

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and which may hereafter thereto belong or appertain, and the rents, issues and profits therefrom, and any and all fixtures upon said premises at the time of the execution of this mortgage or at any time during the term of this mortgage.

TO HAVE AND TO HOLD the said premises with the appurtenances unto the said mortgagee, his heirs, executors, administrators and assigns forever.

This mortgage is intended to secure the payment of one promissory note, of which the following is a substantial copy:

\$ 10,000.00 Salem, Oregon October 14, 1980
On or before October 11, 1981 XMAKERS (or if more than one maker) we jointly and
severally promise to pay to the order of Norman Hogensen and Martha Hogensen
at place designated by holder
Ten Thousand and no/100ths- DOLLARS.

with interest thereon at the rate of 12% per annum, from October 13, 1980 until paid; interest to be paid at maturity, and if not so paid, all principal and interest, at the option of the holder of this note, to become immediately due and collectible. Any part hereof may be paid at any time. If this note is placed in the hands of an attorney for collection, I/we promise and agree to pay holder's reasonable attorney's fees and collection costs, even though no suit or action is filed hereon; If a suit or an action is filed, the amount of such reasonable attorney's fees shall be fixed by the court or courts in which the suit or action, including any appeal thereon, is tried, heard or decided.

10. The following table shows the number of hours worked by each employee in a company.

The date of maturity of the debt secured by this mortgage is the date on which the last scheduled principal payment becomes due, to-wit: **October 11, 1981**.

and the term warrant and forever defend the same against all persons; that he will pay said note, principal and interest, according to the terms thereof; that while any part of said note remains unpaid he will pay all taxes, assessments and other charges or every nature which may be levied or assessed against said property, or this mortgage or the estate above described, when due and payable and before the same may become delinquent; that he will promptly pay and satisfy any and all liens or encumbrances that are or may become fixed on the premises or any part thereof superior to the lien of this mortgage; that he will keep the buildings now on or which he shall put up on the said premises continuously insured against loss or damage by fire and such other hazards as the mortgagee may from time to time require, in an amount not less than the original principal sum of the note or obligation secured by this mortgage; in a company or companies acceptable to the mortgagee, with loss payable first to the mortgagee and then to the mortgagor at their respective interests as may appear on all policies of insurance being delivered to the mortgagee as soon as insured. Now if the mortgagee shall fall for any reason to procure any such insurance and to deliver said policies to the mortgagee at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings, the mortgagee may procure the same at mortgagee's expense; that he will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste of said premises. At the request of the mortgagee, the mortgagor shall join with the mortgagee in executing one or more financial statements pursuant to the Uniform Commercial Code, in form satisfactory to the mortgagee, and will pay for filing the same in the proper public office or offices, as may be deemed desirable, by the expenses made by filing, officers or marshals, services as may be deemed desirable, by the cost of all fees

The mortgagor warrants that the proceeds of the loan represented by the above described note and this mortgage are to be primarily for mortgagee's personal, family, household or agricultural purposes (see Important Notice below).

IMPORTANT NOTICE

Now, therefore, if said mortgagor shall keep and perform the covenants herein contained and shall pay said note, according to its terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the payment of said note; it being agreed that, if failure to perform any covenant herein, or if a proceeding of any kind be taken to foreclose any lien on said premises or any part thereof, the mortgagor shall have the option to declare the whole amount unpaid on said note or on this mortgage at once due and payable, and this mortgage may be foreclosed at any time thereafter. And if the mortgagor shall fail to pay any taxes or charges or any lien, encumbrance or insurance premium in above provided for, the mortgagor may at his option do so, and any payment so made shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the same rate as said note without waiver, however, of any right arising to the mortgagor for breach of covenant. And this mortgage may be foreclosed for principal, interest and all sums paid by the mortgagor at any time while the mortgagor neglects to repay any sums so paid by the mortgagor. In the event of any suit of action being instituted to foreclose this mortgage, the mortgagor agrees to pay all reasonable costs incurred by the mortgagor for title reports and title search, all statutory costs and disbursements and such further sum as the trial court may adjudge reasonable as plaintiff's attorney's fees in such suit or action, and if an appeal is taken from any judgment or decree entered therein, mortgagor further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal, all sums to be accrued by the lien of this mortgage and included in the decree of foreclosure.

Each and all of the covenants and agreements herein contained shall apply to and bind the heirs, executors, administrators and assigns of said mortgagor and of said mortgagee respectively.

In case suit or action is commenced to foreclose this mortgage, the Court, may upon motion of the mortgagee, appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure, and apply the same, after first deducting all of said receiver's proper charges and expenses, to the payment of the amount due under this mortgage.

In construing this mortgage, it is understood that the mortgagor or mortgagee may be more than one person; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said mortgagor has hereunto set his hand the day and year first above written.

IMPORTANT NOTICE: Delete, by filing act, whichever warranty (a) or (b) is not applicable. If warranty (a) is applicable and if the mortgagee is a corporation, as defined in the Truth-in-Lending Act and Regulation Z, the mortgagor MUST comply with the Act and Regulation by making required disclosures for this purpose. If this instrument is to be a FIRST lien to finance the purchase of a dwelling, use Steven-Ness Form No. 1305 or equivalent; if this instrument is NOT to be a first lien, use Steven-Ness Form No. 1304, or equivalent.

STATE OF OREGON,

County of Marion

October 14

19 80

Personally appeared the above named James F. Ross and Karen L. Ross, husband and wife.

and acknowledged the foregoing instrument to be their voluntary act and deed.

E A R S
(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

2-24-81

MORTGAGE

(Form No. 1304)

STEVEN-NESS LAW PUBLIC, PORTLAND, ORE.

James F. Ross & Karen L. Ross

TO

Norman & Martha Hogenesen

AFTER RECORDING RETURN TO
Mr. & Mrs. Norman Hogenesen
1610 - 12th St. S.E.
Salem, Oregon 97302

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON

County of

65

I certify that the within instrument was received for record on the day of 19 , at o'clock M, and recorded in book on page file/reel number Record of Mortgages of said County. Witness my hand and seal of County affixed.

Title

By

Deputy