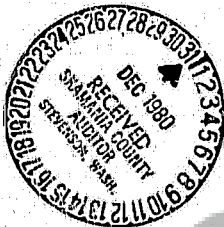


THIS MORTGAGE, Made this 30th day of December, 1980
by GEORGE and GLORIA De GROOTE
to SIMLOG LEASING COMPANY

Mortgage.**Mortgagee.**

WITNESSETH, That said mortgagor, in consideration of the Mortgagee's forbearance on payment of Mortgagor's debts to Mortgagee, ~~here, to him paid by said mortgagee,~~ does hereby grant, bargain, sell and convey unto said mortgagee, his heirs, executors, administrators and assigns, that certain real property situated in Skamania ~~Washington~~ County, State of Oregon, bounded and described as follows, to-wit:

as described on attached Exhibit "A".



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

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 a promissory note, of which the following is a substantial copy:

Please see attached Exhibit "B".

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: December, 1983.

The mortgagor warrants that the proceeds of the loan represented by the above described note and this mortgage are

(b) for an organization, (even if mortgagor is a natural person) are for business or commercial purposes other than agricultural purposes.

to interior migration and much subject to a prior migration on the above detailed real estate made by

This mortgage is inferior, secondary and made subject to a prior mortgage on the above described real estate made by

19 _____, and recorded in the mortgage records of the above named county in book/tee/volume No. _____, at page _____, or as document/tee/file/instrument/microfilm No. _____, (Indicate which), reference to said mortgage records hereby being made; the said first mortgage was given to secure a note for the principal sum of \$ _____; the unpaid principal balance thereof on the date of the execution of this instrument is \$ _____ and no more; interest thereon is paid to _____; 19 _____; said prior mortgage and the obligations secured thereby hereinafter, for brevity, are called simply "first mortgage."

The mortgagor covenants to and with the mortgagee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that the same are free from all encumbrances except said first mortgage and further except

and that he will warrant and forever defend the same against all persons; further, that he will do and perform all things required of him and pay all obligations due or to become due under the terms of said first mortgage as well as the note secured hereby, principal and interest, according to the terms thereof; that while any part of the note secured hereby remains unpaid he will pay all taxes, assessments and other charges of every nature which may be levied or assessed against said property, or this mortgage or the note secured hereby, when due and payable and before the same become delinquent; that he will promptly pay and satisfy any and all liens or encumbrances that are or may become liens on the premises or any part thereof superior to the lien of this mortgage; that he will keep the buildings now on or which hereafter may be erected on the said premises continuously insured against loss or damage by fire

full insurance

and such other hazards as the mortgagee may from time to time require, in an amount not less than \$ Value in a company or companies acceptable to the mortgagee herein, with loss payable, first to the holder of the said first mortgage; second, to the mortgagee named herein and then to the mortgagee as their respective interests may appear; all policies of insurance shall be delivered to the holder of the said first mortgage as soon as insured and a certificate of insurance executed by the company in which said insurance is written, showing the amount of said coverage, shall be delivered to the mortgagee named in this instrument. Now if the mortgagee shall fail for any reason to procure any such insurance and to deliver said policies as aforesaid at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said building, the mortgagee may procure the same at mortgagee's expense; that the mortgagee will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste on said premises. In the event any personal property is part of the security for this mortgage, then at the request of the mortgagee, the mortgagee shall join with the mortgagee in executing one or more financing 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 well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the mortgagee.

Now, therefore, it said mortgagee shall keep and perform the covenants herein contained and shall pay all obligations secured by said first mortgage as well as the note secured hereby 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 payments of the note secured hereby; it being agreed that a 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 mortgagee 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 mortgagee shall fail to pay any taxes or charges or any lien, encumbrance or insurance premium as above provided for, or fail to do or perform anything required of him by said first mortgage, the mortgagee herein, at his option, shall have the right to make such payments and to do and perform the acts required of the mortgagee under said first mortgage; and any payment so made, together with the cost of such performance shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the same rate as the note secured hereby without waiver, and of any right arising to the mortgagee for breach of covenant. And this mortgage may be foreclosed for principal, interest and all sums paid by the mortgagee at any time while the mortgagee neglects to repay any sums so paid by the mortgagee. In the event of any suit or action being instituted to foreclose this mortgage, the mortgagee agrees to pay all reasonable costs incurred by the mortgagee for title reports and title search, all statutory costs and disbursements and such further sum as the trial court may award 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, mortgagee further promises to pay such sum as the appellate court shall award reasonable as plaintiff's attorney's fees on such appeal, all such sums to be secured 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 mortgagee 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 mortgagee or mortgagees 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, the feminine 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 mortgagee has hereunto set his hand the day and year first above written.

GEORGE De GROOTE

GLORIA De GROOTE

*IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable. If warranty (a) is applicable and if the mortgagee is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the mortgagee MUST comply with the Act and Regulation by making required disclosures; for this purpose, use Stevens-Niss Form No. 1306 or similar.

STATE OF OREGON,

County of Multnomah

SS.

BE IT REMEMBERED, That on this 30th day of December, 1980, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named

George De Groote and Gloria De Groote

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon.

My Commission expires 12/24/84

SECOND MORTGAGE

(FORM No. 923)

STEVENS-NEISS LAW PUB. CO. PORTLAND, ORE.

GEORGE and GLORIA

De GROOTE

TO

SIMLOG LEASING COMPANY

AFTER RECORDING RETURN TO
Eugene L. Grant, Attorney
1200 Standard Plaza
Portland, OR 97204

SPACE RESERVED
FOR
RECORDER'S USE

Registered
Indexed, Dir.
Indirect
Recorded
Mailed

STATE OF OREGON,

County of Multnomah

SS.

I certify that the within instrument was received for record on the 30th day of Dec, 1980, at 1:00 o'clock P.M., and recorded in book/reel/volume No. 57 on page 673 or as document/fee/title instrument/microfilm No. 91845 Record of Mortgages of said County.

Witness my hand and seal of County attested.

By [Signature] Notary Public

By [Signature] Deputy

A tract of land in the Hamilton D.L.C. and in Section 20, Township 2 North, Range 7 E.W.M., described as follows:

Beginning at a point on the center line of Primary State Highway No. 8 marked by the center of the westerly pier of the Hamilton Creek bridge as constructed and existing in December, 1965; thence following the center line of said highway south $88^{\circ} 45'$ west 158.05 feet to the initial point of the tract hereby described; thence following the center line of said highway north $84^{\circ} 17'$ west 669.6 feet to intersection with the west line of the said Section 20, said point being north $01^{\circ} 04'$ east 1,740 feet, more or less, from the corner common to Sections 19, 20, 29 and 30, Township 2 North, Range 7 E.W.M.; thence north $01^{\circ} 04'$ east 952.1 feet along the west line of the said Section 20; thence south 61° east 468.35 feet; thence south $22^{\circ} 04'$ east 852.23 feet to the initial point; said tract containing 8.96 acres, more or less.

EXCEPT right of way for Primary State Highway No. 8; AND SUBJECT To easement and right of way for an electric power transmission line granted to the Northwestern Electric Company, a corporation.

\$ 191,021.94

Stevenson, Washington, December 19 80

I (or if more than one maker) we, jointly and severally, promise to pay to the order of, **Simlog Leasing Company** at **Bellevue, Washington** **One Hundred Ninety-One Thousand Twenty-One and 94/100 (\$191,021.94) DOLLARS**, with interest thereon at the rate of **twelve (12%) percent per annum** from **October 12, 1979** until paid, payable in **three (3) installments, at the dates and in amounts as follows: One year from the date hereof one-half (1/2) the principal plus all accrued interest. Two (2) years from the date hereof one quarter of the principal plus all accrued interest. Three (3) years from the date hereof the remaining principal balance and all accrued interest.**

balloon payments, if any, will not be refinanced; interest shall be paid as stated above. If the payments above required, which shall continue until this note, principal and interest, is fully paid; if any of said installments is not so paid; all principal and interest to become immediately due and collectible at the option of the holder of this note. If this note is placed in the hands of an attorney for collection, I/we promise and agree to pay the reasonable attorney's fees and collection costs of the holder hereof, and if suit or action is filed hereon, also promise to pay (1) holder's reasonable attorney's fees to be fixed by the trial court and (2) if any appeal is taken from any decision of the trial court, such further sum as may be fixed by the appellate court, as the holder's reasonable attorney's fees in the appellate court.

GEORGE De GROOTE

GLORIA De GROOTE