

John Crofts to Geo. D. Dunning and P. Champion

This Indenture, made this 11th day of August in the year of our Lord, one thousand eight hundred and ninety six between John Crofts of Cape Horn, Washington party of the first part, and George D. Dunning and P. Champion of Portland Oregon party of the second part, Witnesseth: That the party of the first part, for and in consideration of the sum of One Hundred and seventeen Dollars, to them in hand paid, the receipt whereof is hereby acknowledged, has bargained, sold, aliened, released conveyed and confirmed, and by these presents does bargain, sell alien, release, convey and confirm unto the said parties of the second part, Their heirs and assigns, forever, all of the following described real estate situate in Okanama County State of Washington, to wit:

All of the East half of the North East quarter of Section Twenty eight (28) in Township Two (2) North of Range Five (5) East of T. M. - containing 80 acres -

Together with the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and also all the estate, right, title, interest, dower and right of dower, property, possession, claim and demand whatsoever of said party of the first part, of, in and to the same, and the reversion and reversions, remainder and remainders, rents issues and profits thereof. To have and to hold, the herein before granted, bargained and described premises, with the appurtenances, unto the said parties of the second part, their heirs and assigns, to his and their own use, benefit and behoof forever. This conveyance is intended as a mortgage to secure the payment of the sum of One Hundred and Seventeen Dollars in accordance with the tenor of a certain promissory note, of which the following is a true copy, to wit:

\$117⁰⁰

Portland, Oregon, Aug. 11th 1896

One year after date, without grace, I promise to pay to Dunning and Champion or order, at 266 Burnside St. Portland Oregon, One Hundred and Seventeen Dollars, in U. S. Gold for value received, with interest after date in like coin, at the rate of 10 per cent. per annum until paid, interest payable at maturity. And in case suit or action is instituted to collect this note or any portion thereof, I promise to pay such additional sum as the Court may adjudge reasonable as attorney's fees in said suit or action.

John Crofts

No. —

Due —

Copy

Batis factum Recorded Book 7 Page 203
J. A. M. Miller, County Auditor