

James M. McGregor to Geo. B. Hartmus

This Indenture Witnesseth, That James M. McGregor of Skamania County Washington (unmarried) party of the first part, for and in consideration of the sum of One Hundred Dollars to me in hand paid, the receipt whereof is hereby acknowledged, have bargained, sold and conveyed and by these presents do bargain, sell and convey unto Geo. B. Hartmus of Portland Oregon party of the second part, the following described premises, to wit:

The undivided one half interest in and to the North West Quarter (NW 1/4) of Section Fifteen Township Two North of Range Five (5) East of Willamette Meridian situate and being in Skamania County State of Washington

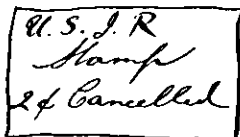
Together with tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. To have and to hold the same, with the appurtenances, unto the said Geo. B. Hartmus his heirs and assigns forever.

This conveyance is intended as a mortgage to secure the payment of the sum of One Hundred Dollars, in accordance with the tenor of a certain instrument of writing, of which the following is a copy, to wit:

————— Portland, Oregon Feb 9th 1899.

One year after date, without grace, I promise to pay to Geo. B. Hartmus or order, at Portland Oregon, One Hundred Dollars, in United States Gold Coin, for value received, with interest after date in like coin, at the rate of 10 per cent. per annum until paid; interest payable semi-annually. 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 such suit or action.

Due



(sig) James M. McGregor

Now, if the sums of money due upon said instrument shall be paid according to agreement therein expressed, this conveyance shall be void, but in case default shall be made in payment of the principal or interest, as above provided, then the said Geo. B. Hartmus and his legal representatives may sell the premises above described, with all and every of the appurtenances, or any part thereof, in the manner prescribed by law, and out of the money arising from such sale, retain the said principal and interest, together with the costs and charges of making such sale, and a reasonable sum as attorney's fees and the overplus, if