

O. G. Korb to Joseph Sellwood.

This Indenture, made this 20th. day of October in the year of our Lord one thousand nine hundred and five between Otto G. Korb and Glen C. Korb his wife, parties of the first part; and Joseph Sellwood party of the second part. Witnesseth, That the said parties of the first part, for and in consideration of the sum of Five thousand and $\frac{20}{100}$ Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these Presents, Grant, Bargain, Sell and convey to the said party of the second part, his heirs and assigns, forever, all that tract or parcels of land lying and being in the County of Skamania and State of Washington, described as follows, to-wit:

An undivided three fourth interest in the North half of the Northeast quarter and the North half of the Northwest quarter of Section Twenty-five (25) in Township three (3) north of Range six (6) east of W. Meridian. Also an undivided one half interest in the south west quarter (SW $\frac{1}{4}$) of Section Twenty-six (26) in Township three (3) North of Range six (6) East of W. M., containing one hundred and sixty acres. Also an undivided one half interest in the West half of South West quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) South west quarter of Northwest quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$) and lot four (4) of Section number three (3) in Township number two (2) North of Range six (6) East of W. M.

To Have and to Hold the Same, Together with all the Benefits and appurtenances thereto belonging or in anywise appertaining, unto the said party of the second part, his heirs and assigns forever. And the said Otto G. Korb, one of the parties of the first part does hereby covenant with the said party of the second part his heirs and assigns, as follows: First, that he is lawfully seized of said premises; Second, that he has a good right to convey the same; Third, that the same are free from all encumbrances; and Fourth, that the said parties of the second part, his heirs and assigns shall peaceably enjoy and possess the same, and that the said parties of the first part will warrant and defend the title to same against all lawful claims.

Provided, Nevertheless, That if the said Otto G. Korb and Glen C. Korb, parties of the first part, their heirs, executors or administrators, shall well and truly pay or cause to be paid to Joseph Sellwood, the said party of the second part, his heirs, executors or administrators, the sum of Five thousand and $\frac{20}{100}$ Dollars, and interest, according to the conditions of one certain promissory note dated Oct 20. 1905 due three months after date and bearing 8% interest until paid bearing even date herewith, then this deed shall be null and void, otherwise to be and remain in full force and effect. But if default shall be made in the payment of the said sum of money, or interest, or any part thereof, at the time and in the manner heretofore specified, the said parties of the first part, in such case do hereby authorize and fully empower the said party of the second part, his heirs, executors, administrators or assigns, to sell the said premises at public auction, and convey the same to the purchaser in free simple, agreeably to the statute in such case made and provided, and out of the moneys arising from such sale to retain the principal and interest which shall then be due on the said note & mortgage, together with all costs and charges, and also the sum of fifty Dollars, as attorney's fees, and pay the surplus (if any) to the said parties of the first part, their heirs, executors, administrators or assigns.

And the said Otto G. Korb and Glen C. Korb do further covenant and agree to and with the said party of the second part, his heirs and assigns, to pay said sum of money above specified at the time and in the manner above mentioned, together with all the costs and expenses, if any there shall be, and, also, in case of the foreclosure of this mortgage the sum of fifty Dollars as

Satisfied
BK G mtg
Pg 409