

Maud M. Langman to H. McArthur

This Indenture, Made this 30th day of March A. D. 1906, between Maud M. Langman, a widow, of the County of Multnomah, State of Oregon, party of the first part, and H. McArthur of the County of Multnomah, State of Oregon, party of the second part, Witnesseth, That the said party of the first part, for and in consideration of the sum of Four hundred Dollars to them in hand paid; the receipt of which is hereby acknowledged, has bargained and sold, and by these presents do bargain, sell and convey unto the said party of the second part, his heirs and assigns, forever, all the following located and described property, to-wit: the North west quarter ( $\frac{1}{4}$ ) of the South east quarter, the East half ( $\frac{1}{2}$ ) of the Southwest quarter ( $\frac{1}{4}$ ) and the South west quarter ( $\frac{1}{4}$ ) of the Southwest quarter ( $\frac{1}{4}$ ) of Section Thirty-three (33) in Township six (6) north of Range Ten (10) East of the Willamette Meridian, in the State of Washington, containing one hundred and sixty acres. Together with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and also the estate, right, title and interest of the said party of the first part, of in and to the same. To Have and to Hold the hereinbefore granted, bargained and described premises, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the party of the first part covenants that she is the owner in fee of the said premises, that she will warrant and defend them against the lawful claims and demands of all persons whomsoever.

This conveyance is intended as a Mortgage to secure the payment of the sum of Four hundred Dollars, in accordance with the tenor of a certain promissory note of which the following is a substantial copy, to-wit:

\$ 400.<sup>00</sup>

Portland, Oregon, March 30th 1906.

Two years after date, without grace, I promise to pay to the order of H. McArthur at Portland Oregon, Four hundred Dollars, in Gold Coin of the United States of America of the present Standard Value, with interest thereon in like Gold coin, at the rate of eight per cent per annum from date until paid, for value received. Interest to be paid semi-annually and if not so paid, the whole sum of both principal and interest to become immediately due and collectible, at the option of the holder of this note. And in case suit or action is instituted to collect this note, or any portion thereof I promise to pay, in addition to the costs and disbursements provided by law statute, such additional sum, in like Gold coin, as the Court may adjudge reasonable, for Attorney's fees to be allowed in said suit or action. It is understood that this note may be paid off one year after date.

signed

Maud M. Langman

Now, Therefore, if said promissory note, principal and interest, shall be paid at maturity, according to the terms thereof, this indenture shall be void, but in case default shall be made, in the payment of the principal or interest as above provided, then the whole sum, both the principal and interest accrued at the time default is made, shall become due and payable, and the party of the second part, his executors, administrators and assigns, are hereby empowered to foreclose this mortgage in the manner prescribed by law. And the said party of the first part