

A.W.Erickson to Wm. Martineau.

This Indenture Witnesseth, ~~That~~ A.W. Erickson, (single) party of the first part, for and in consideration of the sum of Four Hundred and Twenty-five (\$425.00) Dollars, to him in hand paid, the receipt whereof is hereby acknowledged, has bargained, sold and conveyed and by these presents to bargain sell and convey unto Wm.Martineau party of the second part, the following described premises, towit: Part of the South East Quarter of Section Twenty-Six, Township Three, North, Range Eight East of the Willamette Meridian, and bounded and described as follows---Beginning at the South West corner of the South East Quarter of Section Twenty-six (26) Township Three (3) North, Range Eight (8) East of the Willamete Meridian, and running, Thence North Twelve Hundred and ninety (1290) feet, Thence East Two Hundred (200) feet, Thence North One Hundred and seventy (170) feet, Thence East One Hundred (100) feet, Thence South One Hundred and Seventy (170) feet, Thence East Three Hundred and Sixty (360) feet, Thence South Twelve Hundred and Ninety (1290) feet, and Thence West Six Hundred and sixty (660) feet to the point of beginning, containing about TWENTY acres. 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 Wm. Martineau his heirs and assigns forever.

This Conveyance is intended as a mortgage to secure the payment of the sum of Four Hundred and Twenty-five (\$425.00) Dollars, in accordance with the tenor of one certain instrument of writing, of which the following is an exact copy, towit:

\$425.00

September 21" 1908.

January 1" 1911 after date, without grace, I promise to pay to the order of Wm. Martineau at Timber Valley, Washington Four Hundred and Twenty-five (\$425.00) 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 6 per cent. per annum from September 21" 1908 until paid, for value received. Interest to be paid 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 and agree to pay in addition to the costs and disbursements provided by 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..

No _____

(A. W. Erickson)

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 Wm. Martineau 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 any there be, paid over to the said A.W.Erickson heirs or assigns, and the said party of the first part, for his heirs, executors and administrators do covenant and agree to pay the said party of the second part, his executors, administrators or assigns to pay the said sum of money as above mentioned.

Witness my hand and seal this 21" day of September A.D.1908.

Done in the presence of)

F.E. Melvin)

Frank Melvin)

A.W. Erickson (Seal)

State of Oregon,)

County of Multnomah) ss

Be it Remembered, That on this 21" day of September A.D.1908 before me, the undersigned, a Notary Public in and for said County and State personally appeared the within named A.W.Erickson who is known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily.

In Testimony Whereof, I have hereunto set my hand and seal the day and year last above written.

(NOTARIAL)
(SEAL)

Frank Melvin, Notary Public for State of Oregon.
My commission expires Oct.25" 1909.

Filed for record by Wm. Martineau on Sept.22, 1908 at 11:30 A.M.

A. Fleischhauer,

County Auditor.

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