

*Satisfied*  
Pg 150 BK U

Shepler to L.F. Burdoin

This Indenture made this 25th day of Jan. 1911 between Alfred J. Shepler and Clara Shepler his wife, the parties of the first part and L.F. Burdoin, the party of the second part Witnesseth: That the said parties of the first part for and in consideration of the sum of twenty five hundred dollars lawful money of the United States 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 unto the said party of the second part and to his heirs and assigns the following described tract or parcel of land lying and being in the County of Skamania State of Washington and bounded and described as follows to-wit:

The SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the E $\frac{1}{2}$  of the SW $\frac{1}{4}$  and Lot 4 of Sec. 7 Tp. 3 N R. 10 E. W.M. being 160 acres more or less, Together with all and singular the tenements hereditaments and appurtenances thereunto belonging. This conveyance is intended as a mortgage to secure the payment of twenty five hundred dollars lawful money of the United States together with interest thereon in like lawful money at the rate of 8 per cent per annum payable semi-annually from date until paid according to the terms and conditions of one certain promissory note bearing date Jan. 25th 1911 made by A.J. Shepler and Clara Shepler payable Jan. 25th 1913 to the order of L.F. Burdoin, and these presents shall be void if such payment be made according to the terms and conditions thereof. But in case default shall be made in the payment of the principal or interest of said promissory note or any part thereof when the same shall become due and payable according to the terms and conditions thereof, then the said party of the second part his heirs executors administrators and assigns are hereby empowered to sell the said premises 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 to retain the said principal and interest whether the same shall then be due or not, together with the costs and charges of making such sale and the overplus if any there be shall be paid by the party making such sale, on demand, to the party of the first part their heirs or assigns. And in any suit or other proceedings that may be had for the recovery of said principal sum and interest on either said note or this mortgage it shall and may be lawful for the said party of the second part his heirs or assigns to include in the judgment that may be recovered counsel fees and charges of attorneys and counsel employed in such foreclosure proceedings the sum of twenty dollars in lawful money of the United States or in case settlement or payment being made after suit has been commenced and before the final decree has been entered thereon, an attorneys fee of ten dollars lawful money, shall be taxed as part of the costs in such suit as well as all payments that the said party of the second part his heirs or assigns may be obliged to make for his or their security on account of any taxes incumbrances or assessments whatsoever on the said premises or any part thereof.

In Testimony whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of  
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Alfred J. Shepler (Seal)  
Clara Shepler (Seal)

State of Washington  
County of Klickitat, ss I, C.L. Colburn, a Notary Public in and for said county and State do hereby certify that on this 4th day of February 1911 personally appeared before me Alfred J. Shepler and Clara Shepler his wife to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed