

COSTER TO LEONARD.

THIS INDENTURE WITNESSETH, That we, R.R. Coster and Vivien E. Coster, husband and wife, parties of the first part, for and in consideration of the sum of One Thousand and no/100s (\$1,000.00) Dollars, to us in hand paid, the receipt whereof is hereby acknowledged, have bargained, sold and conveyed and by these presents do bargain, sell and convey unto Thomas J. Leonard, party of the second part; the following described premises, to-wit:

The Northeast quarter (NE $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of section nineteen (19) in township three (3) North of range eight (8) East of Willamette Meridian, in the County of Skamania, State of Washington, containing forty (40) acres,

Together with tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining. To have and to hold the same, with the appurtenances, unto the said Thomas J. Leonard his heirs and assigns forever.

This Conveyance is intended as a mortgage to secure the payment of the sum of One Thousand and no/100s (\$1,000.00) Dollars, in accordance with the tenor of one certain instrument of writing, of which the following is a true copy, to-wit:

\$1,000.00

Portland, Oregon, November 15, 1913.

Three years after date, without grace, I promise to pay to the order of Thomas J. Leonard at Portland, Oregon, One Thousand and no/100s (\$1,000.00) 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 7 per cent. per annum from date, 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 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.

This note is secured by mortgage on real property, given for balance of purchase price.

(sgd) R.R. Coster.

(sgd) Vivien E. Coster.

No.....

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 Thomas J. Leonard 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, pay over to the said R.R. Coster and Vivien E. Coster, their heirs or assigns; and the said parties of the first part, for their heirs, executors and administrators do covenant and agree to pay the said party of the second part, his executors, administrators or assigns the said sum of money as above mentioned.

Witness our hands and seals this 15th day of November, A.D. 1913.

Done in the presence of)
W. Summers)
G.E. Harbolt)

R.R. Coster, (Seal)

Vivien E. Coster (Seal)

State of Oregon,)
County of Multnomah,) ss.

Be it Remembered That on this 15th day of November, A.D. 1913 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named R.R. Coster and Vivien E. Coster, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

See Assignment page 636 Book 72 Mfg. Assignment Page 463 Recorded March 19 Full as Mitchell County and Book R Page 463