

## STEVENSON TO WACHTER.

THIS INDENTURE, Made this 17th day of June A.D. 1915, between Emery F. Stevenson and Ida M. Stevenson, his wife, of Cape Horn of the County of Skamania State of Washington, parties of the first part, and Mohn Wachter, of the County of Skamania, State of Washington, party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Two hundred (\$200.00) Dollars to them in hand paid; the receipt whereof is hereby acknowledged, have 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 bounded and described property, to-wit:

The southwest quarter (1/4) of the Southwest quarter (1/4) and Lot one (1) of Section ten (10) in Township one (1) North of Range Five (5) East of the Willamette Meridian, excepting therefrom a strip across a portion of said land, one hundred (100) feet in width, heretofore conveyed to the Spokane, Portland and Seattle Railway Company, for a right of way, and excepting one acre, more or less conveyed, to Miles B. Stevenson, as appears by deed recorded in Book I of Deeds, at page 392, records of Skamania County, and subject to the reservation of a strip of land thirty (30.) feet wide running in a Northeasterly to Southwesterly direction through said premises hereby mortgaged, for a private road, the land hereby mortgaged containing sixty four (64) acres, more or less. Together with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and also ~~the~~ the estate, right, title and interest of the said parties 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 parties of the first part covenant that they are the owners in fee of the said premises, that they 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 Two hundred (\$200.00) Dollars in accordance with the tenor of one certain promissory note of which the following is a substantial copy to-wit:

No. 1. \$200.

Stevenson, Wash., June 17, 1915.

One year after date, without grace, for value received we promise to pay to John Wachter, or order, Two hundred dollars, at the Bank of Stevenson, Stevenson Wash., with interest after date at the rate of 8 per cent per annum until paid. interest principal and to be paid annually and if not so paid the whole sum of both interest to become immediately due and collectible, at the option of the holder of this note. If the interest is not paid when due it shall be compounded with the principal and bear like interest therewith, principal and interest payable in lawful money of the United States.

And ~~if suit~~ in case suit or action is instituted to collect this note, or any portion thereof, we promise to pay such additional sum as the Court may adjudge reasonable as attorney's fees, to be taxed as part of the costs of such suit, for the use of plaintiff's attorney. It is specially agreed and consented to that a deficiency judgment may be taken in a suit upon this note.

4¢ Rev. Stamps attached and cancelled on note.  
E.F.S. 7/17/15.

(signed) Emery F. Stevenson

(signed) Ida M. Stevenson.

NOW THEREFORE, if the 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