

and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial seal the day and year last above written. Walter G. Hayes, Notary Public for Oregon.

(Notarial Seal) My commission expires April 29th, 1917.

Filed for record by John Ketzmer, on June 24, 1916, at 10-30 A.M.

*Chas. H. Nellor*

County Auditor.

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SCHERFE TO KETZMER.

THIS INDENTURE, Made this 21st day of June, in the year ~~nineteen~~ One Thousand Nine Hundred and Sixteen between August W. Scherfe, an unmarried man as mortgagor and John Ketzmer as mortgagee.

WITNESSETH, That the said mortgagor for and in consideration of the sum of Three Hundred and Fifty and no/100 (\$350.00) Dollars to me paid the said mortgagee, do hereby grant, bargain, sell and convey unto the said mortgagee John Ketzmer and assigns those certain premises situated in the county of Skamania and State of Washington and described as follows: South half of the southeast quarter of section twenty three (23), and the south half of the southwest quarter of section twenty four (24), in Township Two (2), North of Range six (6) East, of the Willamette Meridian, in Washington, containing one hundred and sixty acres, according to the Official Plat of the Survey of the said Land returned to the General Land Office by the Surveyor General. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises with the appurtenances unto the said mortgagee John Ketzmer and assigns forever. This conveyance is intended as a mortgage, however, and is given to secure the payment by the mortgagor to the mortgagee of the sum of Three Hundred and Fifty and no/100 (\$350.00) Dollars in United States Gold Coin of the present standard value, with interest from date until paid at the rate of 8% per cent per annum, interest payable at maturity, all according to the terms of a certain promissory note of even date herewith for \$350.00 payable June 21, 1917, given by the mortgagor to the mortgagee and bearing interest payable at the rate and times aforesaid.

(8 Cents Revenue stamp cancelled on note)

This indenture is further conditioned upon the faithful observance by the mortgagor of the following covenants hereby expressly entered into by the mortgagor, to-wit: That August W. Scherfe is lawfully seized of said premises, and now has a valid and unincumbered fee simple title thereto, and that he will forever warrant and defend the same against the claims and demands of all persons whomsoever.

That he will pay the said promissory note and all installments of interest thereon promptly as the same become due, according to the tenor of said note;

That so long as this mortgage shall remain in force he will pay all taxes, assessments and other charges of every nature which may be levied or assessed upon or against the said premises when due and payable, according to law, and before the same become delinquent and will also pay all taxes which may be levied or assessed on this mortgage or the debt thereby secured, and will promptly pay and satisfy any mechanic's liens or other incumbrances that might by operation of law or otherwise become a lien upon the mortgaged premises/to the lien of this mortgage;